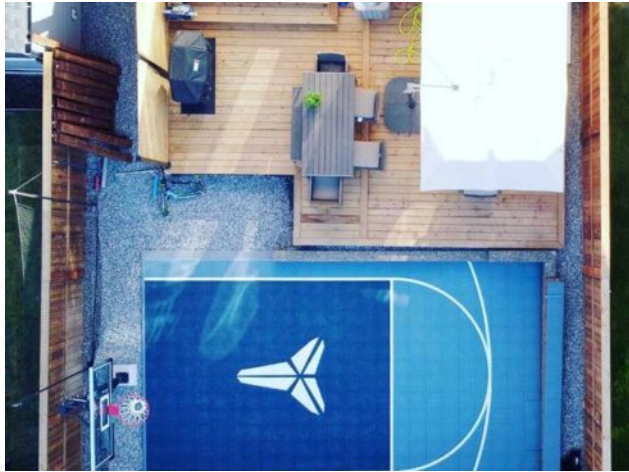




**49 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2172988



\$768,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,089 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none.

Welcome to 49 Nolanhurst Cres NW, Calgary, AB. Get ready to view this immaculate, move in ready home in the sought after community of Nolan Hill. This upgraded home shows pride of ownership throughout! Walk into a gorgeous open concept main floor with 9 feet ceilings and Engineering hardwood flooring through-out. Check out the stunning upgraded kitchen with quartz counter tops, upgraded appliances & lighting, and large island for the perfect space to eat, serve and converse with friends and family. The spacious living room seamlessly flows into the dining area creating an ideal space for entertaining guests or spending quality time with family. Upstairs you will find a primary suite with 5 piece en-suite with his/her sink, a separate Soaker Tub , stand up shower, and a large walk in closet. Additionally, the upper level includes a bright vaulted bonus room, a well-placed laundry room for convenience, and an additional 4-piece bathroom and two good size bedrooms. The fully developed basement boasts a large rec space, complete with a 3-piece bathroom. The Outdoor backyard is ideal for hosting guests or creating a comfortable family space with a low maintenance deck and a rare opportunity to own your own Basketball court within the city limits that features an outdoor court with customized MAMBA symbol package. Sport court can be removed to reveal stamped concrete floor for a maintenance free backyard. Owner spent over \$55K on this backyard setup. Don't miss out on the opportunity to make it your own!