



**GRASSROOTS**  
REALTY GROUP

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**165 Nolanhurst Bay NW**  
**Calgary, Alberta**

**MLS # A2176032**



**\$860,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,513 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

<b>Inclusions:</b>	TV wall mount
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This 2,513 sqft home, built in 2018 by Trico Homes, sits on a quiet corner lot in a cul-de-sac in the desirable community of Nolan Hill. Designed for modern living, the main floor offers a bright, open-concept layout with large windows that flood the space with natural light. The living area features an electric fireplace, creating a cozy atmosphere for gatherings, while the well-equipped kitchen includes stainless steel appliances, sleek cabinetry, and a central island—perfect for both meal prep and entertaining. A dedicated office/den on the main floor provides a quiet space to work from home or handle daily tasks. The dining area opens to a composite deck overlooking a sun-filled, south-facing backyard—great for summer barbecues or simply relaxing outdoors. Upstairs, the bonus room adds extra flexibility as a family room or play space. The primary bedroom includes a spacious walk-in closet and a 5-piece ensuite with double sinks, a soaker tub, and a walk-in shower. Two more bedrooms, a full bathroom, and an upper-level laundry room with a sink complete the upper floor. The undeveloped 923 sqft basement offers a separate entrance. The double car garage provides ample parking and storage. Located in Nolan Hill, this community provides more than just a place to live. With plenty of parks, playgrounds, and scenic walking paths weaving through the neighbourhood, it’s a great fit for families. Nearby amenities include grocery stores, cafes, restaurants, and fitness centers, and the location offers easy access to major roads like Sarcee Trail and Stoney Trail, making commutes or trips to shopping hubs like Beacon Hill and Creekside simple and convenient. Nolan Hill offers the perfect mix of quiet suburban living and access to everything you need. This home is ready for you to make it your own and enjoy all it has to offer.