



**37 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2178310



\$738,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,055 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Garden, Landscaped, Level, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Solar Tube(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Welcome to 37 Nolanhurst Cres NW – the perfect place for you to call home. This two-storey, Homes by Avi built residence boasts just over 2000 sq. ft. of refined living space on two levels and is move-in ready. With a large welcoming entrance 9', you will quickly notice how bright and spacious the home feels as you enter, with a flexible den/office space with custom built-ins making the space feel large. The huge two storey vaulted ceiling in the family room brings in a ton of light and features a stunning fireplace with tile feature. Reaching almost 20' high, this amazing space is perfect for entertaining or relaxing with the family. The main floor is complete with a dining room, an upgraded gourmet kitchen complete with central island, granite counters, full height cabinetry, and a spacious walk-thru pantry thru the mud room. Smart upgrades include triple pane windows, hardwood flooring, pot lights in the kitchen, and an upgraded staircase with wider steps and designer metal bannisters. Upstairs has all the features you would expect including a large bonus room open to the main floor, a laundry room with storage, 4-piece main bath, and two bedrooms plus the spacious master suite, complete with a walk in closet and modern 5 piece ensuite made brighter by a tubular skylight. The unspoiled basement, with a finished stairwell, awaits your personal touch to tailor the space to your preferences. The west facing backyard include a large deck with aluminum railings and landscaped. Positioned on a quiet crescent, this home is walking distance to two community playgrounds, a daycare, the funded elementary school announced last year, and numerous restaurants and shopping centres. This residence is a must-see for those seeking a harmonious blend of style and functionality.