



GRASSROOTS
REALTY GROUP

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**252 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2188964



\$779,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to a well designed Two-Storey Home in the desirable community of Nolan Hill. This stunning property offers 3 + 2 Bedrooms, 3.5 Bathrooms, and a spacious Bonus Room. The home has a Fully Finished Legal Suite in the Basement that is ready to rent out to short or long term tenants. The Main Level boasts an Open-Concept Layout with 9-Foot Ceilings and Beautiful Hardwood Floors throughout main floor. Spacious Living Room with gas fireplace, opens to the open kitchen with functionality and style, featuring a Center Island with Granite Countertops, an Eating Bar, Stainless Steel Appliances, and a Walk-Through Pantry for added storage and convenience. All Bathrooms are finished with Granite Countertops! Upstairs, the spacious Primary Bedroom features a large Walk-In Closet and a Luxurious 5-Piece Ensuite with a Jetted Tub, Double Vanity, Separate Shower, and a Skylight. The Upper Level also includes a convenient Laundry Room with additional storage, plus 2 good sized bedrooms. Bonus Room is spacious, featuring Two Skylights that flood the space with natural light, perfect for Family Gatherings or as a Home Theater. This legal suite in the Basement with Separate Entrance, Second Kitchen, Two Bedrooms, and Full Bathroom, making it ideal for Air BnB or long term rentals. All furniture are negotiable with the sale of this property. The Backyard provides a serene setting with no neighbors behind, offering privacy and tranquility. This home is conveniently located, just a 7-Minute Walk to the nearest Bus Station and close to T&T Supermarket and Costco.