



GRASSROOTS
REALTY GROUP

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153 Nolanhurst Bay NW
Calgary, Alberta

MLS # A2206228



\$735,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Floor	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Saturday 19 April 11:30-2 pm OPEN HOUSE. Beautifully laid-out, the spacious and inviting foyer leads to a bright SOUTH FACING living area featuring 9-ft high textured ceiling & luxurious vinyl plank flooring in the family room with NATURAL GAS fireplace, sun drenched dining room overlooking the DECK, and in kitchen with all the upgrades: quartz countertops with undermount sink, beloved natural gas stove with chimney hood fan, side-by-side fridge with water dispenser, and real wood, high cabinets with soft closing doors. There is a pantry in the corner for your stuff. Wide stairwell from the main floor, with a window at the top leads to a WINDOWED bonus room -- with a tray-ceiling -- separating the secondary bedrooms from the CATHEDRAL-ceiling primary room with the expected ensuite featuring TWO sinks, soaker tub, and large tiled shower with upgraded shower door. The upstairs laundry ROOM is nearby. This beautiful property also has a separate door to the 9-ft high basement for potential basement suite (subject to city approval). Outside, a large deck faces a landscaped and fully fenced south-facing backyard. Located on a quiet cul-de-sac in fabulous Nolan Hill with nearby services like shopping (Costco, Walmart, Canadian Tire, etc.), parks, and near the countryside, you will quickly come to enjoy this family friendly neighbourhood. Come on by:-)