21 Nolanhurst Way NW
Calgary, Alberta

MLS # A2211557

$839,000

Division:	Nolan Hill
Type:	Residential/House
Style:	2 Storey

Size:	2,420 sq.ft.	**Age:**	2017 (8 yrs old)
Beds:	5	**Baths:**	3 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.08 Acre
Lot Feat:	Rectangular Lot

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Partial, Walk-Up To Grade	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: DISHWASHER, DRYER, WASHER, GAS RANGE, HUMIDIFIER, MICROWAVE, REFRIGERATOR, WINDOW COVERINGS

Welcome home to this beautifully designed property boasts top-tier finishes and a bright, open-concept main floor that's perfect for hosting family and friends. Located in the sought-after community of Nolan Hill! The chef-inspired kitchen features a generous island, granite countertops, premium stainless steel appliances, and lots of cabinetry space. Sunlight pours in through large windows, while the cozy living room fireplace adds warmth and charm. Step outside to a spacious deck and a large backyard—ideal for relaxing or entertaining outdoors. Upstairs, discover a versatile bonus room, three generously sized bedrooms, a stylish 5-piece bathroom, and a stunning primary suite complete with a luxurious 5-piece ensuite and walk-in closet. The upper level also includes a conveniently located laundry room. The fully finished basement offers even more living space, with a large recreation area, an additional room, a 4-piece bathroom, and a separate REAR BASEMENT ENTRANCE, perfect for extended family or potential rental income. Located just minutes from shopping, and amenities, and with quick access to Stoney Trail and Highway 2, this home truly has it all. Don't miss out—book your private showing today and fall in love with everything this home has to offer!