

\$889,988 - 48 Nolanhurst Common Nw, Calgary

MLS® #A2229856

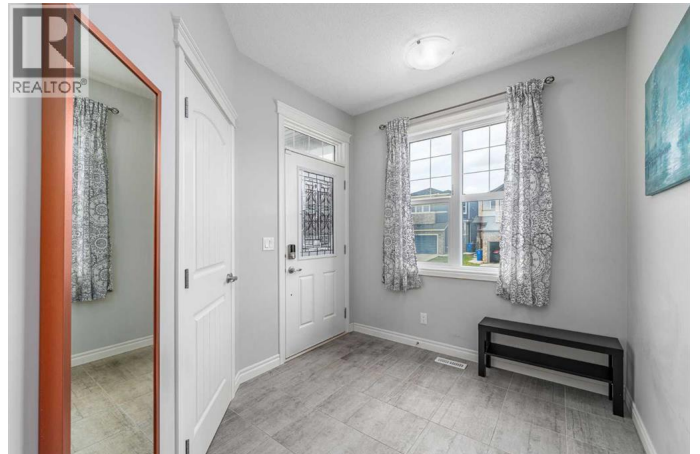
\$889,988

4 Bedroom, 4.00 Bathroom, 2,175 sqft

Single Family on 0.11 Acres

Nolan Hill, Calgary, Alberta

Open House 1-4pm Aug 30 Welcome to this beautifully designed and thoughtfully upgraded home offering over 3,000 sq.ft. of total living space situated on a spacious corner lot in the desirable community of Nolan Hill. Step into a bright and modern white kitchen featuring full-height cabinetry, a gas stove, and plenty of prep and storage space – perfect for the home chef. The main floor boasts a huge balcony, ideal for summer barbecues and outdoor dining. Enjoy the east-facing dining and living area, where you can bask in the morning sunshine with your coffee or breakfast. Upstairs, you’ll find a spacious bonus room, a dedicated study nook, and a luxurious primary bedroom complete with a spa-inspired 5-piece ensuite. Two additional generously sized bedrooms, a second full bathroom, and a large laundry room provide comfort and convenience for the whole family. The fully developed walkout basement adds exceptional versatility with two large living areas, a big bedroom with a window, and a full bathroom – perfect for extended family, or guests. A paved side concrete pathway leads directly to the basement entrance, opening up possibilities for a home-based business such as a dayhome, barber, or nail studio. The fully fenced backyard features durable white vinyl fencing, offering a low-maintenance, secure space for kids and pets to play. The double garage includes a windowed/glass garage door to allow in natural light, adding to the clean and functional aesthetic. Additional



features include central air conditioning, a water softener, and a water filtration system, enhancing comfort and water quality throughout the home. All this is located just 5 minutes from Costco, T&T, Walmart, and Shoppers, with quick access to Stoney Trail and the Nolan Hill Health Campus filled with medical and dental services. Don't miss your chance to own this versatile and beautifully appointed home in one of NW Calgary's most convenient and family-friendly communities! (id:6289)

Built in 2017

Essential Information

Listing #	A2229856
Price	\$889,988
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,175
Acres	0.11
Year Built	2017
Type	Single Family
Sub-Type	Freehold

Community Information

Address	48 Nolanhurst Common Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R1S7

Amenities

Amenities	Park, Playground, Shopping
Features	No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Gas stove(s), Dishwasher, Dryer, Hood Fan, Window Coverings, Garage door opener, Water Heater - Gas
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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