

\$799,900 - 287 Nolanhurst Crescent Nw, Calgary

MLS® #A2102870

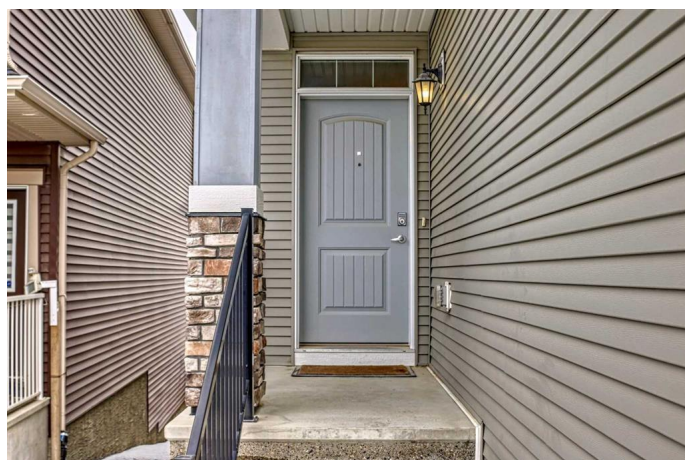
\$799,900

4 Bedroom, 3.00 Bathroom, 2,316 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Look at this exquisitely custom-built home by Morrison Homes. The house is nestled in the sought-after community of Nolan Hill and has so many upgrades including an AC installed in 2019. This two-storey residence boasts almost 2,320 sq. ft. of refined living space on the upper two levels and features a walkout basement. With 4 bedrooms and 2.5 baths, it is the ideal home for a growing family. The east-facing landscaped backyard offers picturesque views, complemented by hardwood flooring on the main level. The gourmet kitchen, complete with a central island and granite countertops, is equipped with stainless appliances, including a gas stove, and features a spacious walk-thru pantry. Ascending to the upper level, you'll discover a generously-sized bonus room along with a total of 4 bedrooms. The master retreat is a sanctuary with a walk-in closet and a luxurious 5-piece ensuite featuring a double vanity, tub, granite countertops, and a standing shower. Three additional well-proportioned bedrooms, a second full bath, and a conveniently located laundry room complete the upper level. The unspoiled walkout basement eagerly awaits your personal touch, offering an opportunity to tailor the space to your unique preferences. Positioned on a prime crescent, this home is conveniently located near all amenities, including shopping malls, Walmart, Costco, T&T, and more. Enjoy easy access to major thoroughfares such as Stoney Trail, Deerfoot, Shaganappi, Sarcee Trail, and



Country Hill. This residence is a must-see for those seeking a harmonious blend of style and functionality.

Built in 2015

Essential Information

MLS® #	A2102870
Price	\$799,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,316
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	287 Nolanhurst Crescent Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z6

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

	Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Shingle Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 25th, 2024
Date Sold	April 2nd, 2024
Days on Market	68
Zoning	R-1N
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	C-Luxury Realty Ltd.
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