

\$924,900 - 88 Nolanhurst Way Nw, Calgary

MLS® #A2128286

\$924,900

5 Bedroom, 4.00 Bathroom, 2,452 sqft

Residential on 0.09 Acres

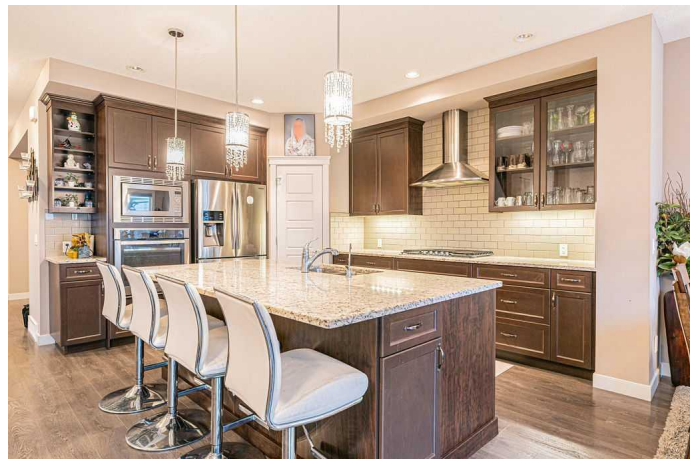
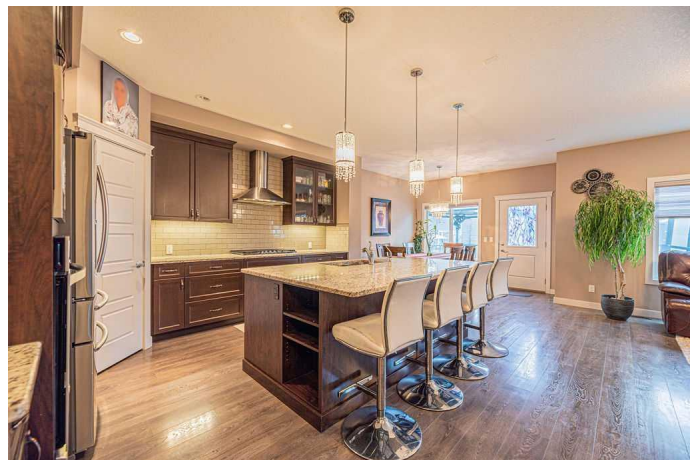
Nolan Hill, Calgary, Alberta

Introducing 88 Nolanhurst WAY, where luxury meets practicality in the heart of a vibrant community, Nolan Hill. This exceptional home boasts a wealth of features to accommodate your every need and is in pristine condition!

Step into the inviting foyer, setting the tone for what lies beyond. The main floor presents a versatile family room, offering the flexibility to serve as a guest bedroom with the convenience of an adjacent full bathroom. Entertain in style in the spacious living room, complete with a cozy gas fireplace, perfect for gathering with loved ones. The chef's deluxe kitchen is a culinary enthusiast's dream, featuring abundant cabinetry, a pantry for storage convenience, built-in oven and microwave, and sleek granite countertops. Transition seamlessly from indoor to outdoor living with the dining area's access to a beautiful deck, ideal for hosting summer BBQs or simply enjoying the outdoors.

Ascend to the upper level where luxury awaits. A generous bonus room provides additional space for relaxation or recreation. Discover four well-appointed bedrooms, each offering comfort and privacy, along with three full bathrooms, including the indulgent 5-piece primary ensuite with a lavish walk-in closet.

The lower level of this home impresses with its versatility. Boasting a separate entrance, it



hosts an illegal suite, featuring a sprawling living area, an open-concept kitchen and dining space, a full bathroom, and a generously sized bedroom. Whether accommodating extended family, guests, or potentially generating rental income, this space offers endless possibilities.

Experience enhanced comfort with central air conditioning and the added convenience of a water softener, among other upgrades throughout the home.

Don't miss the opportunity to make this exquisite property your own. Schedule your viewing today and discover the epitome of modern living at 88 Nolanhurst WAY.

Built in 2017

Essential Information

MLS® #	A2128286
Price	\$924,900
Sold Price	\$891,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,452
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	88 Nolanhurst Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 0Z1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
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Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Refrigerator, Washer, Window Coverings
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade
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Exterior

Exterior Features	None
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Lot Description	Back Yard, Landscaped
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 2nd, 2024
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Date Sold	May 16th, 2024
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Days on Market	14
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Zoning	R-1N
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX Real Estate (Central)
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