

\$759,900 - 61 Nolanhurst Rise Nw, Calgary

MLS® #A2144555

\$759,900

4 Bedroom, 4.00 Bathroom, 2,013 sqft

Residential on 0.15 Acres

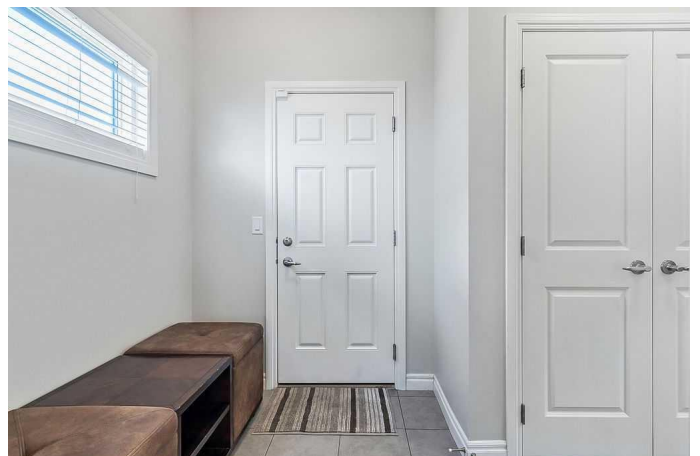
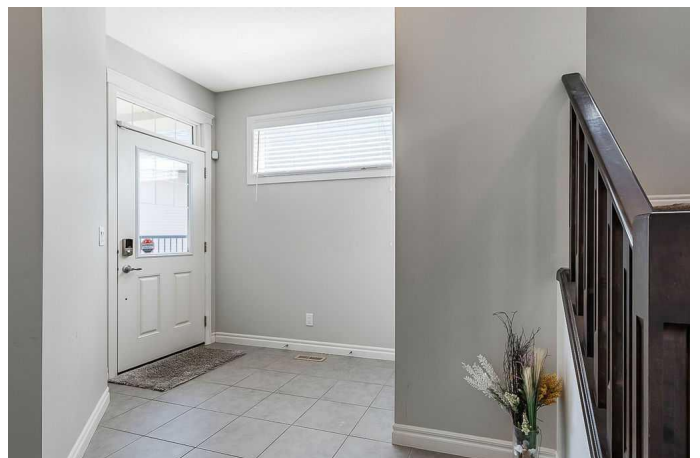
Nolan Hill, Calgary, Alberta

Welcome to Nolan Hill – the perfect 4-BEDROOM family home on a quiet inlet street, featuring one of the LARGEST pie-shaped lots in the neighbourhood. W/ over 2800 SF of developed living space, this property is designed for a large family in mind, offering all the conveniences you expect in a modern home, by the reputable TRICO homes.

As you step inside, you will be greeted by a large front foyer and natural lighting that sets the tone for this spacious home. Your double attached front garage offers a private separate entrance directly into the walk-through pantry, making grocery shopping a breeze. The kitchen is truly the heart of this home, featuring full-height cabinets, quartz countertops, a designer backsplash, stainless steel appliances, and a spacious kitchen island perfect for entertaining, and baking, also providing casual additional seating.

The open-concept layout effortlessly blends the kitchen, dining, and living areas. The living room showcases a beautiful tiled gas fireplace with a wood mantle, serving as a cozy centerpiece for family gatherings. Step outside off the dining area to a spacious deck and a fully fenced backyard, perfect for barbecues, outdoor parties, trampolines, and the playhouse you always wanted!

Upstairs, discover a peaceful primary bedroom complete with a luxurious 5-piece ensuite w/ walk-in closet spacious enough for your shopaholic needs. Alongside the primary suite



are two additional large bedrooms, each offering a comfortable, private space. A convenient bathroom and a laundry area are also located on this level. A large BONUS room provides extra space, perfect for a playroom, office, or movie night. The FULLY DEVELOPED basement features an additional 4th bedroom and a large rec room w/ a small bar hookup, making it an excellent space for entertaining. Plenty of storage, including a designated area to build a wine rack for your collection. This home is designed for longevity and enjoyment, with numerous upgrades throughout, including central air conditioning, built-in speakers, hardwood flooring, quartz countertops and upgraded lighting. It's not just a place to live; it's a place to make lifelong memories. Don't miss the chance to own this exceptional property in Nolan Hill – a home designed for family living and enjoyment.

Built in 2016

Essential Information

MLS® #	A2144555
Price	\$759,900
Sold Price	\$755,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	61 Nolanhurst Rise Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2024
Date Sold	August 7th, 2024
Days on Market	39
Zoning	R-1N

HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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