# \$759,900 - 42 Nolanhurst Way Nw, Calgary

MLS® #A2159971

### \$759,900

3 Bedroom, 3.00 Bathroom, 2,083 sqft Residential on 0.12 Acres

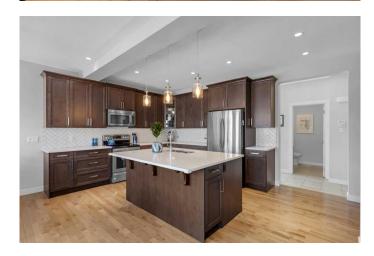
Nolan Hill, Calgary, Alberta

Welcome to this stunning 2-story home, perfectly situated on a spacious corner lot in the highly sought-after community of Nolan Hill. Conveniently close to schools, transportation, and a full range of amenities, this home effortlessly combines luxury and practicality with a thoughtfully designed floor plan. Upon entering, you'll be captivated by the gourmet kitchen, a chef's dream featuring quartz countertops, a large center island, raised maple cabinetry, a built-in pantry, and stainless steel appliances. The main level is highlighted by 9-foot ceilings, expansive windows, and rich hardwood floors. The bright living room, anchored by a central gas fireplace, flows seamlessly into a spacious dining area with patio doors that open to a vinyl deck complete with a gas BBQ hookup. Step outside to enjoy a cement patio and a sprawling, private backyard oasis.

The upper level features a versatile bonus room and a luxurious master retreat, complete with vaulted ceilings, a walk-in closet, and a spa-like ensuite bathroom with double sinks, a soaker tub, and a double glass walk-in shower. Two additional bedrooms, a full bathroom, and a laundry room with brand-new high-end carpeting complete the upper floor. Additional highlights of this Trico-built home include an oversized front-attached garage, central air conditioning, 9-foot ceilings in the basement, and numerous other upgrades. This exceptional property is an absolute must-see!







### Built in 2016

### **Essential Information**

MLS® # A2159971
Price \$759,900
Sold Price \$760,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,083
Acres 0.12
Year Built 2016

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 42 Nolanhurst Way Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0Z2

### **Amenities**

Amenities Other, Park

Parking Spaces 4

Parking Additional Parking, Double Garage Attached, Driveway, Front Drive,

Garage Door Opener, Garage Faces Front, Insulated, Oversized

Interior

Interior Features Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

See Remarks, Vaulted Ceiling(s), Vinyl Windows, 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, See Remarks, Tile

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features BBQ gas line, Other, Private Yard

Lot Description Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Level, Street

Lighting, Private

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 23rd, 2024

Date Sold September 13th, 2024

Days on Market 21

Zoning R-1N

HOA Fees 200.00

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.