



# 175 Nolanhurst Heights Calgary Alberta

\$835,000

REDUCED TO SELL!!! Welcome to an exciting opportunity to live and own a decent and beautiful home in the ever-growing Nolan Hill community. The home features very open concept with lots of upgrades. Simply incredible value in this upgraded two storey walkout, total of 5 bedrooms + den, designer kitchen with quartz counters & wonderful outdoor living space in the beautiful professionally landscaped backyard. The moment you step through the front door, you'll love the stylish & inviting floorplan complemented by the 9ft ceilings, sun-drenched great room with fireplace & wall of windows, open concept dining room with access onto the balcony & sleek custom kitchen with white cabinets & subway tile backsplash, large walkthrough pantry, centre island & stainless-steel appliances including. Highly desirable 4 bedrooms up highlighted by the owners' retreat with great view, big walk-in closet & soaker tub ensuite with granite-topped double vanities & separate shower. Family bathroom with granite counters & 2 sinks, laundry room with & lovely bonus room to complete the upper level. Main floor home office with French doors, large mudroom with, the walkout level is finished with a 5th bedroom & bathroom, plenty of extra space for storage & smashing rec room and a fenced backyard. A truly phenomenal home in this truly phenomenal location, only minutes to area shopping (Sage Hill Quarter, Beacon Hill & Sage Hill Crossing), walking distance to playgrounds & quick easy get away via Shaganappi/Sarcee/Stoney Trails to take you to the airport, Cross Iron Mills, downtown & beyond! Don't miss out on this incredible opportunity to own a home in one of the best neighborhoods in town. Book your showing today and get ready to fall in love! (id:6769)

Bonus Room 13.00 Ft x 10.50 Ft  
 Primary Bedroom 16.58 Ft x 12.00 Ft  
 5pc Bathroom 10.42 Ft x 9.67 Ft  
 Bedroom 12.00 Ft x 9.92 Ft  
 Bedroom 13.08 Ft x 9.67 Ft  
 Bedroom 10.17 Ft x 9.58 Ft  
 Laundry room 7.00 Ft x 5.17 Ft

Bedroom 14.00 Ft x 9.42 Ft  
 4pc Bathroom 8.00 Ft x 5.00 Ft  
 Furnace 13.08 Ft x 11.83 Ft  
 Living room 16.42 Ft x 12.00 Ft  
 Kitchen 13.92 Ft x 10.92 Ft  
 Dining room 101.92 Ft x 8.58 Ft  
 Foyer 6.08 Ft x 4.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
D GEES REALTY INC.

<http://www.dgeeshomes.com/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

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4pc Bathroom 8.58 Ft x 4.92 Ft  
Family room 15.67 Ft x 11.67 Ft  
Kitchen 11.00 Ft x 8.00 Ft

Other 7.92 Ft x 5.25 Ft  
Den 10.00 Ft x 8.00 Ft