



## 41 Nolanhurst Crescent Calgary Alberta

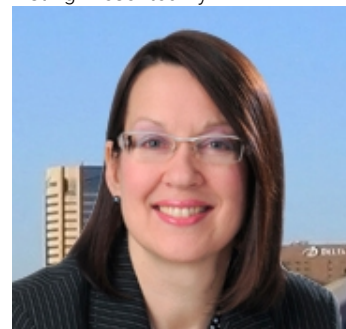
\$763,000

This two-storey, Homes by Avi built residence boasts almost 2000 sq. ft. of refined living space and is move-in ready - perfect for you to call home. The bright and spacious main floor features a den/office space, large family and dining room, and a gourmet kitchen complete with central island, granite counters, and a spacious walk-thru pantry. Smart upgrades include hardwood flooring throughout the main, a beautiful gas fireplace with stunning tile surround, and upgraded metal bannisters on the stairs, accented by a large skylight which brings in tons of light. Upstairs features 3 large bedrooms including a spacious master suite complete with a 5-piece ensuite and large walk-in closet, a bathroom, and large laundry room with storage. A family room featuring large windows and vaulted ceiling completes the upstairs, offering the perfect family retreat for movie and game nights. Whole house has triple-pane windows. The unspoiled basement, with a finished stairwell, awaits your personal touch, offering the opportunity to tailor the space to your preferences. The west-facing backyard includes a large deck with aluminum railings and is fully fenced and landscaped. Positioned on a quiet crescent, this home is walking distance to two community playgrounds, a daycare, the future elementary school announced last year, and numerous restaurants and shopping centres. This residence is a must-see for those seeking a harmonious blend of style and functionality. (id:6769)

Furnace 22.00 Ft x 33.25 Ft  
 Other 4.67 Ft x 8.33 Ft  
 Other 5.83 Ft x 8.42 Ft  
 Office 9.08 Ft x 5.83 Ft  
 2pc Bathroom 5.00 Ft x 5.50 Ft  
 Other 10.67 Ft x 13.58 Ft  
 Pantry 4.33 Ft x 4.67 Ft  
 Living room 16.08 Ft x 14.08 Ft  
 Dining room 10.00 Ft x 9.00 Ft  
 Other 10.00 Ft x 9.67 Ft

Other 17.92 Ft x 21.42 Ft  
 Primary Bedroom 12.00 Ft x 12.58 Ft  
 Other 4.83 Ft x 8.75 Ft  
 5pc Bathroom 10.00 Ft x 8.50 Ft  
 Bedroom 11.00 Ft x 10.00 Ft  
 Bedroom 11.00 Ft x 10.00 Ft  
 4pc Bathroom 5.00 Ft x 8.75 Ft  
 Laundry room 8.75 Ft x 5.83 Ft  
 Media 12.00 Ft x 18.00 Ft

Listing Presented By:



Originally Listed by:  
 Grand Realty

**RE/MAX**  
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