



## 48 Nolanhurst Crescent Calgary Alberta

\$689,900

Well built Shane Homes in Nolanhill! 2 storey house with South East facing backyard and double attached, insulated/drywalled garage. There is an EV Charger Outlet(50A-240V) for your electric vehicle. The main living area is an open concept design, with 9' ceilings, laminate hardwood flooring and a gas fireplace. The main floor also come with dining room looks out the glass doors to the backyard. Modern kitchen with quartz counters, eat up island, high end gas stove, refrigerator, chimney style hood vent, upgraded composite granite sink, built in dishwasher and plenty of cupboards. Walk-through pantry to the garage, easy for unloading the groceries. Upstairs it boasts a large bonus room, spacious master bedroom with walk-in closet and en suite, two large bedrooms with both walk-in closets, and a 4-piece main bath. Washer & Dryer are upstairs. The front and side of the house has low maintenance landscaping, while the back yard is fenced, has a raised maintenance-free over-sized composite deck off the dining room for outdoor entertaining and leads for your family and friends, further enjoyment. BBQ hook-up on the deck and even outside hot water tap was installed. The basement has 2 large windows and rough-in bathroom and wet bar. Walking distance to future schools and current playgrounds/fields. (id:6769)

2pc Bathroom 4.50 Ft x 4.58 Ft

Living room 14.92 Ft x 12.58 Ft

Other 10.67 Ft x 11.58 Ft

3pc Bathroom 9.00 Ft x 5.58 Ft

3pc Bathroom 12.25 Ft x 4.50 Ft

Primary Bedroom 12.00 Ft x 15.08 Ft

Bedroom 10.17 Ft x 10.50 Ft

Bedroom 12.33 Ft x 11.42 Ft

Bonus Room 13.83 Ft x 11.75 Ft

Listing Presented By:



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Grand Realty

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