



145 Nolanhurst Way Calgary Alberta

\$700,000

PRIDE OF OWNERSHIP is evident the moment you arrive at this STUNNING, CUSTOM BUILT MORRISON HOME, currently occupied by it's ORIGINAL OWNERS. This HIGH-QUALITY, TURN-KEY PROPERTY was thoughtfully designed and has been IMMACULATELY MAINTAINED. The home offers an exceptional blend of LUXURY, COMFORT, AND FUNCTIONALITY--all while being perfectly positioned within the community; ACROSS FROM A PARK + LARGE FIELD. Step inside to enjoy the 9' CEILINGS AND A VAULTED ENTRYWAY, creating a bright and welcoming main floor. The layout is both functional and inviting, with LUXURY VINYL PLANK FLOORING flowing seamlessly throughout. The OPEN-CONCEPT KITCHEN is a chef's dream, featuring HIGH-QUALITY FINISHES, HIGH-END APPLIANCES, AND A WALK-IN PANTRY. The OVERSIZED DRIVEWAY ensures ample parking for you and your guests. Wake up to SOUTH-FACING SUNSHINE in the PRIMARY SUITE, where a GENEROUS WALK-IN CLOSET and SPA-LIKE ENSUITE provide the perfect retreat. You'll love the convenience of the UPSTAIRS LAUNDRY ROOM, plus TWO MORE BEDROOMS and ANOTHER FULL BATHROOM, making this the PERFECT FAMILY HOME. In the FULLY FINISHED BASEMENT you'll find another living room with FIREPLACE, plus a DEN WITH EGRESS WINDOW THAT COULD EASILY CONVERT TO A BEDROOM, and yet ANOTHER FULL BATHROOM. Even the GARAGE IS FULLY FINISHED, complete with SEALED FLOORING, SHELVING, AND A BASKETBALL HOOP. Additional conveniences include a WATER SOFTENER, HUMIDIFIER, HRV SYSTEM, and ROUGH-IN FOR CENTRAL VACUUM. The BACKYARD FENCE IS PARTIALLY LINED WITH TREES, offering ADDITIONAL PRIVACY IN THE SUMMER MONTHS. This home is also CLOSE TO SAGE HILL QUARTER PLAZA, providing quick access to shopping, dining, and everyday essentials. Be sure to TAKE A TOUR WITH THE iGUIDE feature to get a true sense of the condition of the home. It is 8 years young, but FEELS BRAND NEW! FULL FRESH EXTERIOR REPLACEMENT of siding and roofing ...

3pc Bathroom 5.67 Ft x 12.17 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Primary Bedroom 12.42 Ft x 14.83 Ft

Recreational, Games room 13.25 Ft x 18.83 Ft

Storage 6.00 Ft x 5.00 Ft

Furnace 13.58 Ft x 11.92 Ft

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Listing Presented By:



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Bedroom	11.08 Ft x 11.08 Ft	2pc Bathroom	5.00 Ft x 5.08 Ft
Bedroom	11.08 Ft x 11.50 Ft	Dining room	101.33 Ft x 9.75 Ft
Laundry room	5.08 Ft x 6.75 Ft	Foyer	8.67 Ft x 9.33 Ft
4pc Bathroom	7.50 Ft x 5.00 Ft	Kitchen	10.33 Ft x 10.42 Ft
Den	8.58 Ft x 12.75 Ft	Living room	12.67 Ft x 13.42 Ft