



37 Nolanhurst Crescent Calgary Alberta

\$738,000

Welcome to 37 Nolanhurst Cres NW - the perfect place for you to call home. This two-storey, Homes by Avi built residence boasts just over 2000 sq. ft. of refined living space on two levels and is move-in ready. With a large welcoming entrance 9', you will quickly notice how bright and spacious the home feels as you enter, with a flexible den/office space with custom built-ins making the space feel large. The huge two storey vaulted ceiling in the family room brings in a ton of light and features a stunning fireplace with tile feature. Reaching almost 20' high, this amazing space is perfect for entertaining or relaxing with the family. The main floor is complete with a dining room, an upgraded gourmet kitchen complete with central island, granite counters, full height cabinetry, and a spacious walk-thru pantry thru the mud room. Smart upgrades include triple pane windows, hardwood flooring, pot lights in the kitchen, and an upgraded staircase with wider steps and designer metal bannisters. Upstairs has all the features you would expect including a large bonus room open to the main floor, a laundry room with storage, 4-piece main bath, and two bedrooms plus the spacious master suite, complete with a walk in closet and modern 5 piece ensuite made brighter by a tubular skylight. The unspoiled basement, with a finished stairwell, awaits your personal touch to tailor the space to your preferences. The west facing backyard include a large deck with aluminum railings and landscaped. Positioned on a quiet crescent, this home is walking distance to two community playgrounds, a daycare, the funded 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 9.25 Ft x 21.92 Ft
Other 27.42 Ft x 21.83 Ft
Other 7.92 Ft x 6.33 Ft
Other 4.42 Ft x 4.67 Ft
Office 8.42 Ft x 10.33 Ft
2pc Bathroom 2.75 Ft x 6.42 Ft
Other 8.42 Ft x 6.00 Ft

Dining room 11.25 Ft x 11.00 Ft
Other 20.50 Ft x 17.92 Ft
Bedroom 9.58 Ft x 14.42 Ft
Other 4.25 Ft x 3.17 Ft
Bedroom 11.08 Ft x 9.08 Ft
Other 3.92 Ft x 5.67 Ft
4pc Bathroom 8.17 Ft x 4.92 Ft

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

Listing Presented By:



Originally Listed by:
Grand Realty



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Pantry	6.83 Ft x 4.17 Ft	Laundry room	6.42 Ft x 5.00 Ft
Living room	15.75 Ft x 14.33 Ft	Bonus Room	12.08 Ft x 13.92 Ft
Other	15.83 Ft x 11.00 Ft		