



# 61 Nolanhurst Rise Calgary Alberta

\$759,900

Welcome to Nolan Hill - the perfect 4-BEDROOM family home on a quiet inlet street, featuring one of the LARGEST pie-shaped lots in the neighbourhood. W/ over 2800 SF of developed living space, this property is designed for a large family in mind, offering all the conveniences you expect in a modern home, by the reputable TRICO homes. As you step inside, you will be greeted by a large front foyer and natural lighting that sets the tone for this spacious home. Your double attached front garage offers a private separate entrance directly into the walk-through pantry, making grocery shopping a breeze. The kitchen is truly the heart of this home, featuring full-height cabinets, quartz countertops, a designer backsplash, stainless steel appliances, and a spacious kitchen island perfect for entertaining, and baking, also providing casual additional seating. The open-concept layout effortlessly blends the kitchen, dining, and living areas. The living room showcases a beautiful tiled gas fireplace with a wood mantle, serving as a cozy centerpiece for family gatherings. Step outside off the dining area to a spacious deck and a fully fenced backyard, perfect for barbecues, outdoor parties, trampolines, and the playhouse you always wanted! Upstairs, discover a peaceful primary bedroom complete with a luxurious 5-piece ensuite w/ walk-in closet spacious enough for your shopaholic needs. Alongside the primary suite are two additional large bedrooms, each offering a comfortable, private space. A convenient bathroom and a laundry area are also located on this level. A large BONUS room provides extra space, perfect for a playroom, office, or movie night. The FULLY DEVELOPED basement features an additional 4th bedroom and a large rec room w/ a small bar hookup, making it an excellent space for entertaining. Plenty of storage, including a designated area to build a wine rack for your c...

4pc Bathroom 7.83 Ft x 13.58 Ft  
 Bedroom 7.83 Ft x 13.58 Ft  
 Recreational, Games room 13.67 Ft x 17.50 Ft  
 Furnace 10.67 Ft x 10.50 Ft  
 Storage 10.92 Ft x 9.50 Ft  
 2pc Bathroom 4.92 Ft x 5.50 Ft

Other 7.42 Ft x 7.58 Ft  
 4pc Bathroom 10.67 Ft x 4.92 Ft  
 5pc Bathroom 11.08 Ft x 15.83 Ft  
 Bedroom 10.67 Ft x 10.92 Ft  
 Bedroom 12.00 Ft x 10.17 Ft  
 Bonus Room 12.08 Ft x 23.00 Ft

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Listing Presented By:



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Dining room 10.58 Ft x 9.83 Ft

Other 10.92 Ft x 5.92 Ft

Kitchen 10.58 Ft x 13.00 Ft

Living room 11.92 Ft x 13.92 Ft

Laundry room 5.33 Ft x 8.50 Ft

Primary Bedroom 12.50 Ft x 14.08 Ft

Other 4.92 Ft x 10.75 Ft