



## 74 Nolanhurst Rise Calgary Alberta

\$799,900

Welcome to Nolan Hill, where this exceptional 5-bedroom family home awaits. Boasting over 3,000 SF of total living space, this residence is tailored for the modern family, blending convenience with comfort at every turn. Upon entry, a spacious foyer welcomes you with abundant natural light, setting a bright and inviting tone throughout. The attached double garage offers a practical entry point via the walk-through pantry, ensuring effortless grocery unloading directly into your kitchen. Speaking of which, the kitchen stands as the heart of the home, featuring full-height cabinets, quartz countertops, a designer backsplash, stainless steel appliances, and a generously sized island perfect for both meal preparation and casual dining. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an ideal space for everyday living and entertaining. The living room is highlighted by a tiled gas fireplace with a wood mantle, creating a cozy focal point for gatherings. Step outside from the dining area onto a spacious deck overlooking a fully fenced backyard, offering ample room for outdoor activities and relaxation. Upstairs, the primary bedroom provides a serene retreat complete with a luxurious 5-piece ensuite and a walk-in closet spacious enough to accommodate all your storage needs. Three additional large bedrooms offer comfortable personal spaces, complemented by another well-appointed bathroom and a conveniently located laundry area. An expansive bonus room adds versatility, perfect for a playroom, home office, or cozy movie nights. The fully developed basement with illegal-suite, enhances the home's appeal with a fifth bedroom, a full bathroom, a laundry room, and a sizeable living room. Ample storage ensures there's space for everything, making this level ideal for hosting guests or enjoying family time. Located in Nolan Hill, this h...

4pc Bathroom 2.41 M x 1.50 M

Bedroom 3.02 M x 4.85 M

Laundry room 3.02 M x 1.93 M

Recreational, Games room 3.71 M x 10.92 M

Furnace 3.38 M x 2.29 M

2pc Bathroom 1.50 M x 1.50 M

Living room 3.79 M x 3.86 M

Office 2.59 M x 3.02 M

4pc Bathroom 1.55 M x 2.97 M

5pc Bathroom 2.95 M x 4.01 M

Bedroom 2.97 M x 2.90 M

Bedroom 3.79 M x 3.76 M

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

Listing Presented By:



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Dining room 3.30 M x 2.90 M

Foyer 1.68 M x 3.20 M

Kitchen 4.40 M x 4.34 M

Pantry Measurements not available

Bedroom 3.02 M x 3.15 M

Family room 4.01 M x 6.02 M

Laundry room 2.90 M x 1.55 M