



# 201 Nolanhurst Heights Calgary Alberta

\$799,900

Welcome to your dream home in Nolan Hill!! Like a BRAND-NEW HOUSE - only lightly used for 1.5 years! The home boasts over 3000sqft of total living space with the best finishing in every corner. As you step into the home, you'll be greeted by a spacious and open living area featuring Luxury maple hardwood flooring and 9' ceilings. The chef's kitchen is a true masterpiece with a massive central island, granite counters with walk in pantry complemented by stainless steel appliances. The main area is illuminated with pot lighting & chic light fixtures. Den/office, powder room, mud area off the garage, and a good-sized deck complete the main level. On the second level are 3 generously sized bedrooms, plus a bonus room, TWO FULL BATHROOMS and a CUSTOMIZED SKYLIGHT illuminating the staircase. The Luxurious Primary retreat includes a walk-in closet with 5-piece en-suite. The large bonus room is great for movie nights. The house has an Original-Builder, fully developed, 9' ceiling Walkout Basement with one large bedroom, 4pc bath, and recreation and media areas. It's the perfect space for family time or entertaining guests. Other features: wet bar rough in basement, second set washer/ dryer/sink roughs in furnace room, and HUNTER DOUGLAS blinds/shades. Completely Landscaped - a paved path walkway from the exceptionally large front lawn leads you to the fully fenced Backyard with a luxurious brick patio. Minutes from shopping Centre, playground, parks & schools. Don't miss your chance to own this amazing home! (id:6769)

Family room 5.03 M x 3.56 M

4pc Bathroom 2.44 M x 1.52 M

Recreational, Games room 5.46 M x 3.20 M

Bedroom 2.97 M x 4.42 M

Living room 3.94 M x 4.85 M

Dining room 3.66 M x 3.05 M

Kitchen 4.95 M x 4.27 M

Other 1.78 M x 1.40 M

Other 2.23 M x 1.78 M

Pantry 1.24 M x 1.27 M

Office 2.11 M x 1.96 M

Primary Bedroom 4.98 M x 3.94 M

Bedroom 3.25 M x 3.07 M

Bedroom 3.25 M x 3.10 M

Family room 5.44 M x 4.90 M

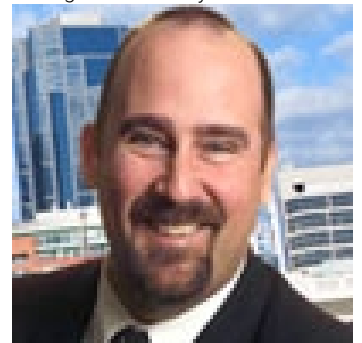
5pc Bathroom 2.92 M x 3.33 M

4pc Bathroom 2.46 M x 1.63 M

Laundry room 1.73 M x .97 M

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

Listing Presented By:



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