



230 Nolanhurst Bay Calgary Alberta

\$968,800

Welcome to this immaculate, original-owner home situated on one of the largest lots in Nolan Hill, offering exceptional space (2,681 sq ft), thoughtful design, and timeless upgrades and finishes throughout. Perfectly positioned on pie-shaped lot with no neighbours behind your west-facing private backyard featuring an impressive two-tiered deck, custom pergola, and perfectly landscaped creating a true oasis. The open-concept main level is both elegant and functional, showcasing 9-foot ceilings, engineered hardwood flooring, and luxury finishes throughout. A generously sized flex room/home office with French pocket doors and custom built-in desks offers the perfect space for work or study. The spacious living room centres around a gorgeous gas fireplace, creating a warm and inviting setting for everyday living, entertaining and flooded with natural light. The chef-inspired kitchen is beautifully appointed with extended cabinetry, quartz countertops, tiled backsplash, an oversized island, and stainless steel appliances including a built-in oven and gas stove. A walk-through pantry seamlessly connects the kitchen to the mudroom, complete with custom lockers and convenient access to the oversized heated attached garage (24' x 36') with impressive 14-foot ceilings, an 18' x 8' door to fit big trucks, & fully finished - ready for your vehicles and lifts! Upstairs, the home is incomparable to any other home in the area as it continues to impress with 4 generously sized bedrooms (w/walk-in closets), a central bonus room, and a separate craft room, offering flexibility for growing families. The full laundry room with sink and built-in cabinetry adds everyday convenience. The luxurious primary retreat will easily fit all your furnishings and features a 5-piece ensuite with dual sinks, a separate soaker tub, tiled shower with upgraded 10mm glass, and a walk-in closet with custom ...

4pc Bathroom 6.17 Ft x 10.50 Ft
 5pc Bathroom 10.67 Ft x 12.33 Ft
 Bedroom 16.00 Ft x 13.42 Ft
 Bedroom 12.83 Ft x 11.00 Ft
 Bedroom 11.17 Ft x 9.92 Ft
 Family room 13.58 Ft x 18.67 Ft

Primary Bedroom 14.08 Ft x 15.50 Ft
 2pc Bathroom 5.08 Ft x 4.92 Ft
 Other 12.17 Ft x 10.42 Ft
 Foyer 7.17 Ft x 11.17 Ft
 Kitchen 10.92 Ft x 14.67 Ft
 Living room 15.25 Ft x 16.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<http://www.myhomemycalgary.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Laundry room 6.17 Ft x 10.42 Ft

Den 9.92 Ft x 12.17 Ft

Other 9.67 Ft x 5.50 Ft