



# 58 Nolanhurst Way Calgary Alberta

\$974,900

Welcome to this stunning home in Nolan Hill, where modern living meets exceptional design. With over 2500 square feet of living space, this property offers a fully equipped, legal 2-bedroom basement suite with a private side entrance—perfect for guests or as a rental opportunity. Step inside to be greeted by a bright and welcoming front entrance that leads to a main floor office with sliding doors. The chef-inspired kitchen is a true highlight, featuring an expansive pantry with ample storage space for all your culinary needs. The open-concept layout seamlessly connects the spacious living room and dining area to the kitchen, creating the ideal space for both family gatherings and entertaining. Upstairs, you'll find a large bonus room, perfect for cozy movie nights or a play area. The second floor also offers three generously sized bedrooms and two bathrooms, including a luxurious primary suite with a spa-like 5-piece ensuite. The walk-in closet is conveniently connected to the ensuite and leads to a large laundry room with abundant storage space. The fully finished basement features a separate, legal over 1000 square foot 2-bedroom suite with its own private entrance—providing flexibility for extra income or guest accommodations. This beautiful home is within walking distance to many amenities within the community, including a doctors office, a daycare centre, and shopping - and don't forget all the parks! Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities. (id:6769)

Family room 18.58 Ft x 18.83 Ft  
4pc Bathroom 7.25 Ft x 9.92 Ft  
Bedroom 9.25 Ft x 14.00 Ft  
Bedroom 9.25 Ft x 14.00 Ft  
Primary Bedroom 14.00 Ft x 17.25 Ft  
5pc Bathroom 12.83 Ft x 14.83 Ft  
Other 10.67 Ft x 9.08 Ft  
Laundry room 10.67 Ft x 6.08 Ft  
4pc Bathroom 9.08 Ft x 5.00 Ft

Bedroom 12.08 Ft x 12.42 Ft  
Recreational, Games room 14.92 Ft x 16.58 Ft  
Furnace 8.42 Ft x 12.08 Ft  
Other 11.75 Ft x 10.25 Ft  
Office 7.00 Ft x 9.08 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft  
Kitchen 13.17 Ft x 13.00 Ft  
Pantry 5.50 Ft x 9.25 Ft  
Living room 12.00 Ft x 17.08 Ft

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

Listing Presented By:



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### RE/MAX Realty Professionals

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Bedroom 11.75 Ft x 10.08 Ft