

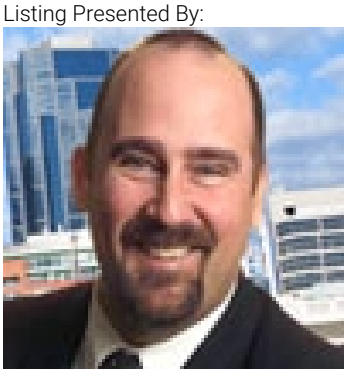
65 Nolanhurst Crescent Calgary Alberta

$750,000

Welcome to 65 Nolanhurst Crescent NW, a beautifully designed home in the desirable northwest Calgary community of Nolan Hill. Offering three bedrooms, two and a half bathrooms, a dedicated main-floor office, an upper-level family room, and an attached double garage, this property combines comfortable living spaces with a functional layout and excellent potential for future development.Step inside to a welcoming foyer that leads into a thoughtfully arranged main floor. A dedicated office provides the perfect setting for working from home, studying, or creating a quiet personal retreat. The inviting living room features a cozy gas fireplace, creating a warm atmosphere for relaxing or entertaining. The kitchen offers a practical layout with included appliances and connects conveniently to the dining area, making everyday meals and gatherings effortless. A two-piece bathroom adds convenience, while the attached double garage, measuring approximately 374 square feet, provides secure parking and additional storage.Upstairs, the spacious primary bedroom offers a private retreat complete with a walk-in closet and a five-piece ensuite. Two additional bedrooms provide comfortable accommodations for family members or guests, while a four-piece bathroom serves the secondary bedrooms. A versatile upper-level family room creates an ideal space for movie nights, a children's playroom, or a secondary lounge. The conveniently located laundry room, complete with an included washer and dryer, adds practicality to everyday routines.The unfinished basement offers approximately 733 square feet of versatile space, providing an excellent opportunity to customize the home to suit your needs. Whether you envision a recreation room, home gym, entertainment area, or additional living space, this lower level offers plenty of possibilities for future development, subject to necessary approvals....

Primary Bedroom 13.83 Ft x 13.83 Ft
5pc Bathroom 12.00 Ft x 8.50 Ft
Family room 13.25 Ft x 15.75 Ft
4pc Bathroom 4.83 Ft x 9.75 Ft
Bedroom 14.42 Ft x 11.08 Ft
Laundry room 8.33 Ft x 7.92 Ft
Storage 3.00 Ft x 27.00 Ft
Foyer 7.92 Ft x 6.42 Ft
2pc Bathroom 4.67 Ft x 4.83 Ft
Office 9.33 Ft x 11.42 Ft
Living room 17.50 Ft x 11.17 Ft
Kitchen 17.00 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

http://www.reevesrealty.ca/

RE/MAX Realty Professionals

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

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

Bedroom 11.92 Ft x 11.33 Ft

Dining room 7.83 Ft x 11.67 Ft