

21 Nolanhurst Way NW

Calgary, Alberta

MLS # A2211557



\$814,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,420 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		
Heating:	Fireplace(s), Forced Air		Water: -
Floors:	Carpet, Ceramic Tile, Wood		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Separate/Exterior Entry, Finished, Partial, Walk-Up To Grade		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: R-G
Foundation:	Poured Concrete		Utilities: -
Features:	See Remarks		
Inclusions:	DISHWASHER, DRYER, WASHER, GAS RANGE, HUMIDIFIER, MICROWAVE, REFRIGERATOR, WINDOW COVERINGS		

Welcome home to this beautifully designed property boasts top-tier finishes and a bright, open-concept main floor that's perfect for hosting family and friends. Located in the sought-after community of Nolan Hill! The chef-inspired kitchen features a generous island, granite countertops, premium stainless steel appliances, and lots of cabinetry space. Sunlight pours in through large windows, while the cozy living room fireplace adds warmth and charm. Step outside to a spacious deck and a large backyard—ideal for relaxing or entertaining outdoors. Upstairs, discover a versatile bonus room, three generously sized bedrooms, a stylish 5-piece bathroom, and a stunning primary suite complete with a luxurious 5-piece ensuite and walk-in closet. The upper level also includes a conveniently located laundry room. The fully finished basement offers even more living space, with a large recreation area, an additional room, a 4-piece bathroom, and a separate REAR BASEMENT ENTRANCE, perfect for extended family or potential rental income. Located just minutes from shopping, and amenities, and with quick access to Stoney Trail and Highway 2, this home truly has it all. Don't miss out—book your private showing today and fall in love with everything this home has to offer!