

# \$700,000 - 145 Nolanhurst Way Nw, Calgary

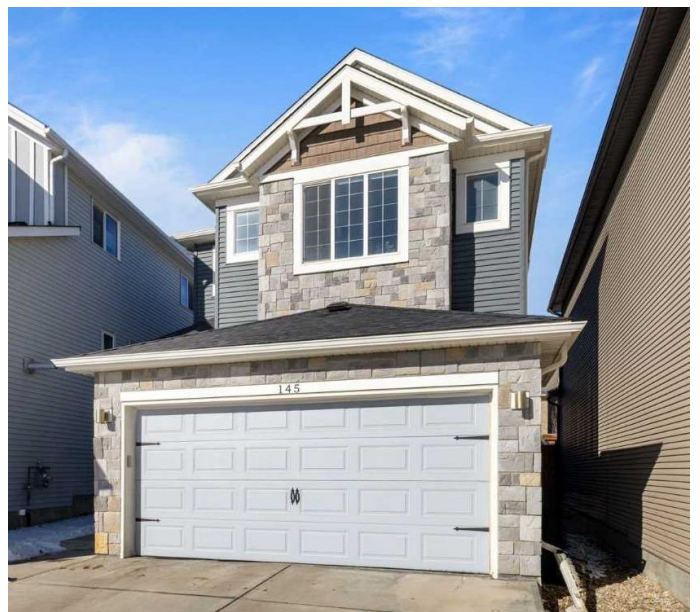
MLS® #A2203748

**\$700,000**

3 Bedroom, 4.00 Bathroom, 1,533 sqft  
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

PRIDE OF OWNERSHIP is evident the moment you arrive at this STUNNING, CUSTOM BUILT MORRISON HOME, currently occupied by it's ORIGINAL OWNERS. This HIGH-QUALITY, TURN-KEY PROPERTY was thoughtfully designed and has been IMMACULATELY MAINTAINED. The home offers an exceptional blend of LUXURY, COMFORT, AND FUNCTIONALITYâ€™all while being perfectly positioned within the community; ACROSS FROM A PARK + LARGE FIELD. Step inside to enjoy the 9â€™™ CEILINGS AND A VAULTED ENTRYWAY, creating a bright and welcoming main floor. The layout is both functional and inviting, with LUXURY VINYL PLANK FLOORING flowing seamlessly throughout. The OPEN-CONCEPT KITCHEN is a chefâ€™™s dream, featuring HIGH-QUALITY FINISHES, HIGH-END APPLIANCES, AND A WALK-IN PANTRY. The OVERSIZED DRIVEWAY ensures ample parking for you and your guests. Wake up to SOUTH-FACING SUNSHINE in the PRIMARY SUITE, where a GENEROUS WALK-IN CLOSET and SPA-LIKE ENSUITE provide the perfect retreat. You'll love the convenience of the UPSTAIRS LAUNDRY ROOM, plus TWO MORE BEDROOMS and ANOTHER FULL BATHROOM, making this the PERFECT FAMILY HOME. In the FULLY FINISHED BASEMENT you'll find another living room with FIREPLACE, plus a DEN WITH EGRESS WINDOW THAT COULD EASILY CONVERT



TO A BEDROOM, and yet ANOTHER FULL BATHROOM. Even the GARAGE IS FULLY FINISHED, complete with SEALED FLOORING, SHELVING, AND A BASKETBALL HOOP. Additional conveniences include a WATER SOFTENER, HUMIDIFIER, HRV SYSTEM, and ROUGH-IN FOR CENTRAL VACUUM. The BACKYARD FENCE IS PARTIALLY LINED WITH TREES, offering ADDITIONAL PRIVACY IN THE SUMMER MONTHS. This home is also CLOSE TO SAGE HILL QUARTER PLAZA, providing quick access to shopping, dining, and everyday essentials. Be sure to TAKE A TOUR WITH THE iGUIDE feature to get a true sense of the condition of the home. It is 8 years young, but FEELS BRAND NEW! FULL FRESH EXTERIOR REPLACEMENT of siding and roofing this year! With almost 2000 SQ FT of HIGH QUALITY DEVELOPED LIVING SPACE this is truly the MOVE-IN READY HOME you've been looking for!

Built in 2017

### **Essential Information**

MLS® #	A2203748
Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,533
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	145 Nolanhurst Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J4

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	20
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Nineteen 88 Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.