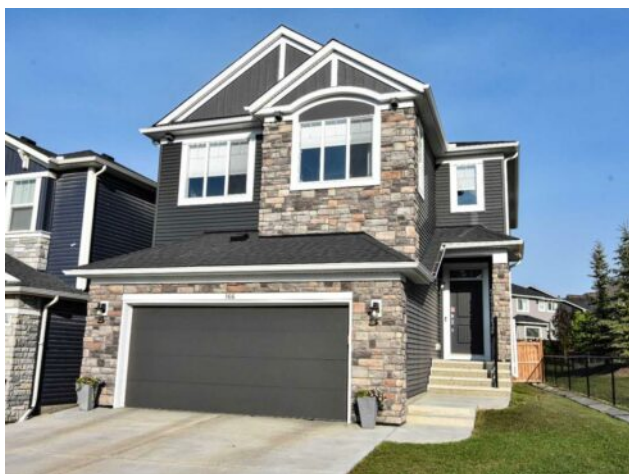


166 Nolanhurst Way NW  
Calgary, Alberta

MLS # A2229504



# \$834,900

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,403 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully crafted two-storey home, perfectly positioned on a prime corner lot in the prestigious community of Nolan Hill. Built by award-winning Morrison Homes, this nearly 3,000 sq ft residence blends timeless sophistication with thoughtful family living; a rare find that offers unmatched privacy, space, and comfort. Siding onto the park, this home invites you to unwind on the Lanai-style covered deck, complete with a dual-sided indoor/outdoor fireplace &mdash; ideal for hosting gatherings or enjoying quiet evenings sipping your favourite beverage. Inside, discover an elevated interior design featuring 9-foot ceilings, a gourmet kitchen with quartz countertops, white cabinetry, soft-close drawers, and an upgraded appliance package that includes a built-in oven, microwave, induction cooktop with slide out drawers and a beverage refrigerator. A walk-in pantry provides function without compromising style. The upper level offers a tranquil retreat: three well-appointed bedrooms plus a full bath and a grand primary suite with a connected private room that can be used for a 4th bedroom/den/office , a spa-inspired ensuite with soaker tub and double sink vanity, expansive walk-in closet, and direct access to a walk-through laundry. A central soundproofed bonus room offers the ideal space for entertainment, work, or relaxation. Additional highlights include: Landscaped/maintenance-free backyard; Extra-large double attached garage; Roughed-in central vacuum, Air conditioning & high-efficiency furnace; CAT-6 Ethernet wiring throughout for smart home readiness; Hunter Douglas top/down blinds; Engineered hardwood flooring; New washer, dryer, and dishwasher; Partially finished basement area that simply needs a wall to make an enclosed bedroom area complete with egress windows; Roughed-in plumbing for a lower level bathroom; Clean and pristine home. This

Nolan Hill property is ideally situated in a quiet school zone for added safety and slower traffic, and there is also direct access to top-tier amenities, parks, trails. Experience elevated family living with executive flair. Book your showing and discover a residence that truly feels like home.