

**229 Nolanhurst Way NW**  
**Calgary, Alberta**

**MLS # A2295928**



**\$829,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Heated Garage, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Breakfast Bar, Closet Organizers, Kitchen Island, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Shed and Pergola

Welcome to 229 Nolanhurst Way NW &mdash; where modern comfort meets family-friendly living in the vibrant community of Nolan Hill. Before even entering this home you realize how unique of an opportunity this is to find a triple car garage with an additional parking pad in the front of the home as well as R.V Parking/Gate Access to the backyard. This stylish and well-maintained home offers options for a variety of buyers, designed with today&rsquo;s functional lifestyle in mind. Step inside to discover a bright, open-concept main floor that effortlessly connects the living, dining, and kitchen spaces &mdash; ideal for entertaining or simply enjoying everyday life. Large windows flood this corner lot home with natural light, while modern finishes add a polished, move-in-ready feel. The kitchen is the heart of the home, featuring sleek cabinetry, ample counter space, and a layout that makes both cooking and hosting a breeze. Upstairs, you&rsquo;ll find generously sized bedrooms and a bonus room including a comfortable primary retreat complete with a private 5 piece ensuite and plenty of closet space &mdash; your own personal escape at the end of the day. As we head to your fully finished basement with a separate entry and 1 bedroom suite serves perfectly as a mortgage helper or for multi generational living. Outside, the property offers a great space to relax, garden, or entertain, with room to make it your own. Whether it&rsquo;s summer BBQs or quiet evenings under the stars, this backyard is ready for it all. Located in the sought-after community of Nolan Hill, you&rsquo;re surrounded by parks, pathways, schools, and convenient shopping &mdash; all while enjoying quick access to major routes for an easy commute. Other recent upgrades to this home include new shingles, A.C, landscaping and more!