

# \$840,000 - 353 Nolanhurst Crescent Nw, Calgary

MLS® #A2255385

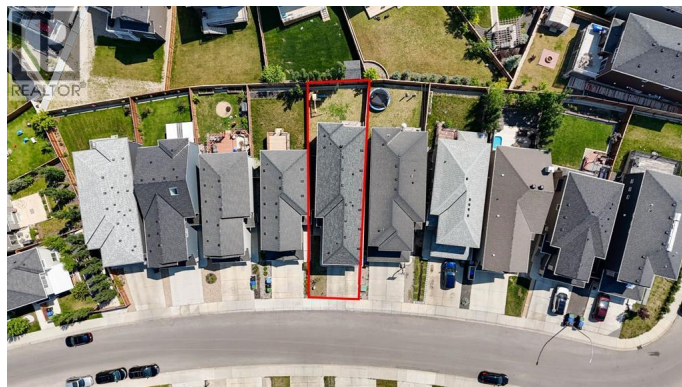
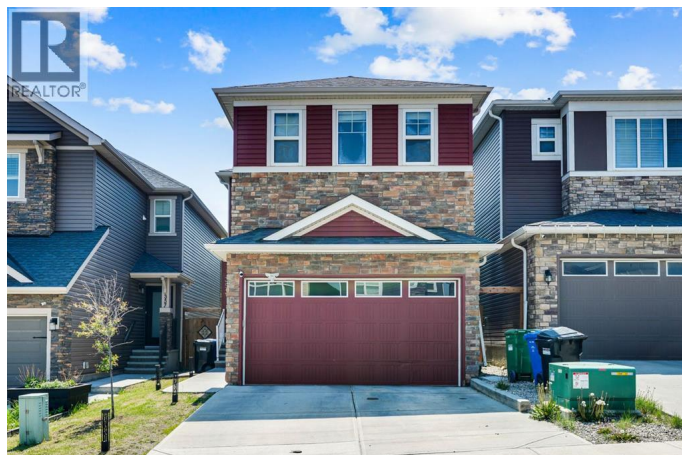
**\$840,000**

6 Bedroom, 5.00 Bathroom, 2,404 sqft

Single Family on 0.07 Acres

Nolan Hill, Calgary, Alberta

PRICE REDUCED to 840K. Donâ€™t Miss This Beautifully Appointed 2-Storey Home in Sought-After Nolan Hill! Offering over 3,300 sq. ft. of refined living space, including a separate entrance basement, this home is perfect for a growing family. 6 Bedrooms + Den | 4.5 Bathrooms, Sunny South-Facing Landscaped Backyard, Double Attached Garage. Be Sure to View the 3D Virtual Tour! Step inside and be welcomed by a dramatic 18' foyer ceiling, setting the tone for the spacious open-concept layout. Enjoy 9' ceilings on the main floor, engineered laminate flooring, and a front den with double doorsâ€”ideal for a home office. The gourmet kitchen featuring a large central island with eating bar, granite countertops, stainless steel appliances, gas stove, corner pantry, and tall cabinetry. The bright dining area opens to the deck and sunny backyard, while the cozy family room includes a gas fireplace and custom built-in shelving. A spacious mudroom with built-ins and a half bath complete the main floor. Upstairs, find a generous bonus area, 4 spacious bedrooms, and a convenient laundry room with sink and granite countertops. The primary master bedroom includes a walk-in closet and luxurious 5-pc ensuite with double vanities, jetted tub, granite counters, and a separate shower. One additional bedroom also features its own 4-pc ensuite, while the remaining two share a third full bathroom. The fully developed basement with permits features a separate entry and completes with



an illegal suite and a 9â€™ high ceiling complete with a summer kitchen, rec room, 2 bedrooms, 4-pc bathroom, and second laundryâ€”ideal for to be used as rental space, multi-generational living or extended guests. Enjoy outdoor living in the fenced backyard with a deck featuring aluminum railing and gas hookupâ€”perfect for BBQs. The landscaped lot includes a front patio and concrete side steps leading to the backyard. Located close to parks, playgrounds, shopping, public transit, and with easy access to Stoney Trail lâ€”this is a must-see home!

(id:6289)

Built in 2018

**Essential Information**

Listing #	A2255385
Price	\$840,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Square Footage	2,404
Acres	0.07
Year Built	2018
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	353 Nolanhurst Crescent Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0Z1

**Amenities**

Amenities	Park, Playground, Shopping
Features	French door
Parking Spaces	4

Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

### Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	TREC The Real Estate Company
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