



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**48 Nolanhurst Common NW**  
**Calgary, Alberta**

**MLS # A2229856**



**\$889,988**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,175 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	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, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*Open House 1-4pm Aug 30\* Welcome to this beautifully designed and thoughtfully upgraded home offering over 3,000 sq.ft. of total living space situated on a spacious corner lot in the desirable community of Nolan Hill. Step into a bright and modern white kitchen featuring full-height cabinetry, a gas stove, and plenty of prep and storage space – perfect for the home chef. The main floor boasts a huge balcony, ideal for summer barbecues and outdoor dining. Enjoy the east-facing dining and living area, where you can bask in the morning sunshine with your coffee or breakfast. Upstairs, you’ll find a spacious bonus room, a dedicated study nook, and a luxurious primary bedroom complete with a spa-inspired 5-piece ensuite. Two additional generously sized bedrooms, a second full bathroom, and a large laundry room provide comfort and convenience for the whole family. The fully developed walkout basement adds exceptional versatility with two large living areas, a big bedroom with a window, and a full bathroom – perfect for extended family, or guests. A paved side concrete pathway leads directly to the basement entrance, opening up possibilities for a home-based business such as a dayhome, barber, or nail studio. The fully fenced backyard features durable white vinyl fencing, offering a low-maintenance, secure space for kids and pets to play. The double garage includes a windowed/glass garage door to allow in natural light, adding to the clean and functional aesthetic. Additional features include central air conditioning, a water softener, and a water filtration system, enhancing comfort and water quality throughout the home. All this is located just 5 minutes from Costco, T&T, Walmart, and Shoppers, with quick access to Stoney Trail and the Nolan Hill Health Campus filled with medical and dental services. Don’t miss your

chance to own this versatile and beautifully appointed home in one of NW Calgary's most convenient and family-friendly communities!