

145 Nolanhurst Way NW  
Calgary, Alberta

MLS # A2203748



**\$700,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

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 FUNCTIONALITY—all while being perfectly positioned within the community; ACROSS FROM A PARK + LARGE FIELD. Step inside to enjoy the '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 chef'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!