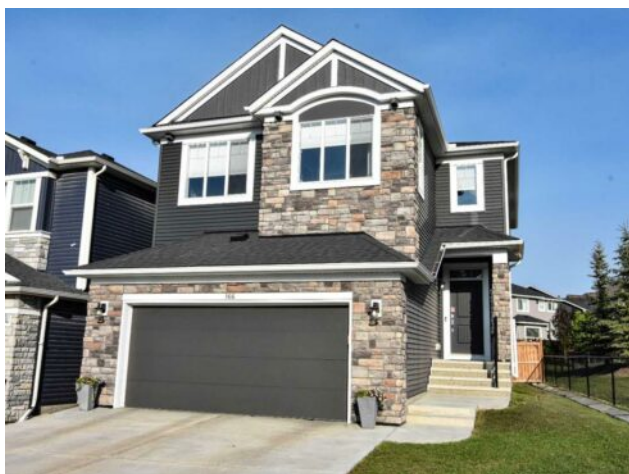


**166 Nolanhurst Way NW**  
**Calgary, Alberta**

**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,		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** 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

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** 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 private den/office/nursery, 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; Basement with roughed-in plumbing ready for your custom touch. 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.