

# \$749,900 - 125 Nolanhurst Way Nw, Calgary

MLS® #A2205511

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,977 sqft  
Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

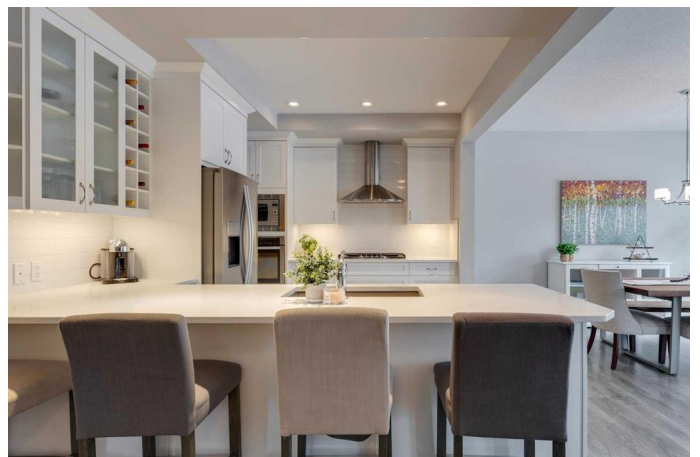
Welcome to 125 Nolanhurst Way, a beautiful 2-storey home in the highly sought-after community of Nolanhill. Situated directly across from a playground and green space, this home offers both convenience and tranquility.

As you step inside, you're immediately greeted by stunning laminate flooring that flows throughout the main floor. The spacious living room features a striking gas fireplace, with gorgeous floor-to-ceiling stonework, creating a focal point in the room. Just off the living area, the large dining space is perfect for family meals or entertaining. The modern kitchen is a chef's dream, featuring a gas stovetop, wall oven, range hood, and built-in microwave, all complemented by sleek stainless steel appliances.

A spacious mudroom leads to a generous walk-through pantry, making it incredibly easy to unload groceries and keep everything organized.

Upstairs, you'll find three well-sized bedrooms and two bathrooms. The layout includes a large bonus room at the centre of the home, providing a perfect retreat or play area. The primary bedroom is a true sanctuary, offering ample space and a luxurious 5-piece ensuite and a huge walk in closet. A convenient upstairs laundry room ensures ease and efficiency for everyday tasks.

The unfinished basement is a blank canvas, ready for you to transform into the ultimate man cave, home theatre, or additional living



space, with endless possibilities.

This home is perfectly located, offering both comfort and convenience. Come see what makes 125 Nolanhurst Way the perfect place to call home!

Built in 2017

### Essential Information

MLS® #	A2205511
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,977
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	125 Nolanhurst Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl

	Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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