

# \$749,900 - 341 Nolanhurst Crescent Nw, Calgary

MLS® #A2204270

**\$749,900**

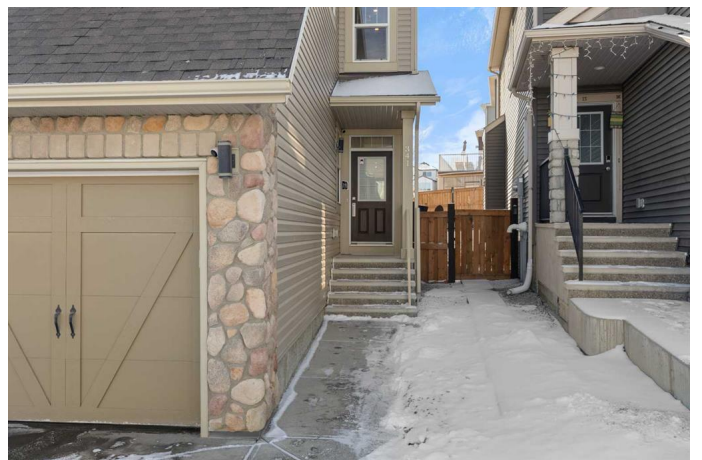
4 Bedroom, 4.00 Bathroom, 2,005 sqft  
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to this stunning 3 + 1 Bedroom, 3.5-Bathroom home in Nolan Hill, where style and functionality come together seamlessly! ALL NEW SIDING in 2025 adds to the home's curbed appeal, while built-in speakers in the Kitchen, Primary Bedroom, and Bonus Room enhance the living experience. Step inside and be greeted by the soaring 18-ft Living Room Ceilings, 9-ft Ceilings throughout, and an Open Floor Plan designed for modern living. With 2,576 sq. ft. of total living space, this home offers the comfort and beauty that you are looking for.

On the Main Floor, the Living Room has a 2-storey high ceiling, a gas fireplace, and built-in speakers. This bright and open Living Room connects seamlessly with the Kitchen and Dining Area. The Gourmet Kitchen is complete with Quartz Countertops, Stainless Steel Appliances, and a Walk-Through Pantry. Additional highlights include a Bosch 500 Dishwasher, a Pacific TruSteam Hood Fan, and a Reverse Osmosis (RO) Water Filter. A Main Floor Den provides the perfect space for a home office.

The Upper Level boasts a luxurious Primary Bedroom with a Walk-Through Closet featuring Built-In Mirror cabinets, providing direct access to the Laundry Room for added convenience. The Ensuite includes a relaxing Soaker Tub and a dedicated Makeup/Dressing Table. A Bonus Room complete with a Built-In



Projector System, offers the perfect space for entertainment and family movie nights. Two Great-Sized Bedrooms and a 4-Piece Bathroom complete this level.

The Fully Finished Basement enhances the home's functionality. It features Accented Ceilings throughout for a stylish touch, Radon Mitigation for air quality assurance, and Dricore Subfloors for added comfort. A spacious Game Room offers plenty of space for entertainment, while a large Bedroom with a Murphy Bed provides additional comfort for extended family stays or guests. A Full Bathroom completes this level. The Furnace Room boasts a sink and ample storage space with Vinyl Plank Flooring extending throughout including in the Furnace Room.

Enjoy the Heated Garage, providing convenience and warmth during the colder months, along with Overhead Garage Storage and a Garage Gator Lift for maximizing space. The Fully Fenced Low-Maintenance Backyard and spacious Cedar Deck with Privacy Screen and a Gas Hookup offer the perfect outdoor retreat in the warmer months! The backyard has a French Drain for drainage efficiency, and also Google Cameras at the front enhance security. Located near Parks, Playgrounds, Shopping, and Major Roadways, this home offers the perfect balance of comfort and convenience. Great location that is close to T & T supermarket, Walmart and Costco shopping areas. Don't miss this!

Built in 2016

### **Essential Information**

MLS® #	A2204270
Price	\$749,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,005
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	341 Nolanhurst Crescent Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0Z6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Jessica Chan Real Estate & Management Inc.

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