

**66 Nolancrest Circle NW
Calgary, Alberta**

MLS # A2203545



\$740,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Parking Pad, Pave		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

1944 sqft 2 story home with WALKOUT BASEMENT! OPEN HOUSE APRIL 06 BETWEEN 1-3 PM. Welcome to this well-maintained 1,944 sq. ft. 2-story house in the desirable community of Nolan Hills. It's just a short drive to Shaganappi and Sarcee Trails. Close to shopping and recreation centers, including Creekside, Sage Hill Crossing (Walmart), Beacon Hills, Costco, Canadian Tire, HomeSense, and T&T Asian Market. Only 10 minutes to Citadel Park School, William D. Pratt Junior High, Robert Thirsk/Notre Dame High School, and the private Bearspaw Christian College and Renert School. This home offers a bright and open floor plan with 4 bedrooms and 2.5 bathrooms. Upon entry, the open concept is immediately evident, with the kitchen, dining, and living areas on the main floor. The kitchen has been fully renovated with granite countertops, a large kitchen island, and stainless steel appliances (including a new built-in microwave, oven, natural gas range, and wall-mount range hood), as well as raised kitchen cabinets. Hardwood flooring runs throughout the living areas, and the 9-foot ceilings add to the spacious feel. The large pantry provides ample storage space. The dining area is bathed in natural light from the surrounding windows. Off the kitchen's dining area, a patio door leads to a huge balcony (12' x 9'), where you can enjoy a beautiful scenic view. The well-proportioned living room is thoughtfully designed to cater to family activities. Upgraded wood railing adds to the appeal. A central bonus room separates the master bedroom from the other 2 bedrooms and office den, providing privacy. The master bedroom features a double vanity, corner tub, separate shower, and a walk-in closet. The walkout basement comes with rough-in plumbing, ready for your personal design! NEW UPGRADES include a

new roof and siding (2025). No PolyB plumbing. This home has been very well cared for and offers exceptional value, making it an excellent choice for a family home! Call your realtor today to schedule a private viewing!