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325 NOLANCREST Circle NW  
Calgary, Alberta

MLS # A2202811



**\$724,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,842 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulat		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Private, Rectangular Lot, Street Lightir		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** A/C Unit, Alarm System with Contract (\$52/month), Draperies, Garage Door Opener with 1 Remote Control, Power Humidifier, Ring Camera & Garage Camera (Top), Venetian Blinds

This stunning, air-conditioned 2-storey home offers 1841.63 Sq Ft of developed space and is located on a 3293 Sq Ft lot. Boasting 3 spacious bedrooms, 2 1/2 bathrooms, and an attached double-insulated garage, this property is perfect for both comfort and entertaining. As you step through the bright tiled entryway, you'll immediately notice the 9' knockdown ceilings and a neutral color scheme that enhances the open-concept floor plan. The large living room with hardwood flooring is an ideal space for unwinding after a busy day or hosting gatherings with friends and family. The gorgeous 2-way gas fireplace with stone surround and wooden mantle adds a cozy touch to both the living and dining areas. The dining room, with its large windows and easy access to the backyard deck through a patio door, is perfect for family dinners or entertaining guests. The sleek, modern kitchen features stunning mahogany cabinetry, a tile/glass tile backsplash, stainless steel appliances, a built-in microwave, and beautiful quartz countertops. The island includes a breakfast bar for quick meals on-the-go, while the butler's pantry, with the potential for a bar fridge, offers additional storage space. A convenient walk-through pantry leads to the mudroom, complete with a built-in bench, making it easy to drop off bags or unload groceries. A 2-piece bathroom rounds off the main floor. Upstairs, the carpeted stairs with metal and wood railing lead to the second floor, where you'll find a 4-piece bathroom, a large bonus room with plenty of natural light from big windows—perfect for movie nights or game marathons with family and friends. The 2nd and 3rd bedrooms are a great size, and there's a laundry room with a linen closet for added convenience. The master bedroom offers a spacious walk-in closet with metal shelving and a luxurious 5-piece En-suite. The En-suite

features a soothing soaker tub, a glass standing shower, and dual sinks—ideal for starting your day off right. The undeveloped full basement (829.5 Sq Ft) is a blank canvas, awaiting your creative touch for more living space or additional storage. The west-facing raised backyard is perfect for a garden, and there's plenty of room for children or pets to play. The deck is ideal for BBQs, enjoying the sunshine, watching the sunset, or stargazing on quiet evenings. The Nolan Hill Community Association (NHCA) organizes various programs and events, including community BBQs, sports programs like soccer and ice rink activities, community clean-ups, and events like Halloween and Christmas contests. There are green spaces and pathways to explore. Construction on a K-9 Catholic school begins April 1st on the Nolan Hill Drive Field (as per Community Assoc). The YMCA (Shanes Homes) is a 7 min Drive. Costco and Walmart are 5 min away. Major roads are Shaganappi Trail which leads to Crowchild or Stoney Trail to zip around the City, and Transit makes it easy to commute. This home truly offers everything you need + more. Book your showing today!