



GRASSROOTS
REALTY GROUP

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140 Nolancrest Green NW
Calgary, Alberta

MLS # A2223887



\$889,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Rectar		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Solar Tube(s), Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wardrobe in Mudroom		

Welcome to 140 Nolancrest Green NW – a meticulously maintained and extensively upgraded home in potentially better-than-new condition, offering modern comfort, unbeatable functionality, and stunning natural surroundings. Built to the latest Alberta building code with thoughtful attention to detail, this is not your average Nolan Hill home. Set on a hand-picked, elevated lot backing directly onto a scenic walking path, this home showcases panoramic eastern views, including unforgettable sunrises and even Aurora Borealis displays visible from the primary bedroom. The walkout basement opens to an exposed aggregate patio, while the full-width upper deck includes privacy panels and a gas line for your BBQ – ideal for entertaining or relaxing in peace. This home includes every builder upgrade plus custom additions by the original owners. Features include triple pane windows, a hot water recirculating pump, HRV system, sump pump, sewer backflow valve, water softener, under sink water filtration, energy-efficient LED lighting throughout, and a brand-new roof and eavestroughs. The oversized 24-foot deep garage was built to accommodate even a full-size truck with room to spare. Step inside to a spacious mudroom with custom built-in wardrobe and direct access to a walk-through pantry. The open-concept main floor offers a welcoming family room with gas fireplace, formal dining area leading to the deck, and a beautifully appointed kitchen with espresso oak cabinetry, large island, and abundant counter and storage space. A dedicated main floor office and stylish two-piece powder room complete this level. Upstairs, the central bonus room features a solar tube skylight and separates the primary suite from the secondary bedrooms for added privacy. The spacious primary retreat offers spectacular views, a four-piece ensuite, and a walk-in closet. At the front

of the home, two matching bedrooms share another four-piece bathroom, and the upper floor also includes a convenient laundry room. The fully finished walkout basement offers a bright and expansive rec room, a fourth bedroom, a three-piece bath, and a pristine utility/storage room. Located in the established and family-friendly community of Nolan Hill, this home is within walking distance to the newly announced school site, close to parks, shopping, transit (including the #82 route to Brentwood LRT), and major roadways. If you've been searching for a home that blends high-quality construction, thoughtful upgrades, breathtaking views, and a fantastic location, this is the one. Move-in ready and built to impress — come see it in person today.