



GRASSROOTS
REALTY GROUP

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66 Nolancrest Circle NW
Calgary, Alberta

MLS # A2224368



\$725,000

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, Paved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Low Maintenance Landscape		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished, Walk-Out To Grade

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

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: water soften

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Welcome to this well maintained 2-story home in the highly sought-after community of Nolan Hill, offering 1,944 sq. ft. of thoughtfully designed living space. This bright and open floor plan features 3 spacious bedrooms and 2.5 bathrooms, perfect for families or those who love to entertain. A WALKOUT BASEMENT adds incredible potential and versatility to the home. Enjoy numerous upgrades, including: professionally landscaped backyard (\$35,000 value), new professionally painted walls, new carpets, enlarged double garage for extra storage and convenience, full railing staircase for a modern touch, upgraded kitchen with an enlarged island, granite countertops, and natural gas stove—ideal for home chefs, 9-foot ceilings and hardwood flooring throughout the main floor, recently replaced microwave and new roof for added peace of mind. The kitchen opens to a spacious dining nook with direct access to a well-crafted patio, ideal for enjoying the beautifully landscaped backyard. Upstairs, the large primary bedroom features a luxurious ensuite complete with separate shower, dual vanities, and a walk-in closet. The upper level also includes two additional generously sized bedrooms, a convenient laundry room, a versatile den, and a huge bonus room—perfect for a home office, playroom, or entertainment space. Located just a short drive from Shaganappi and Sarcee Trails, and close to shopping centers, schools, and recreation facilities. Call your REALTOR® today to book a private showing and experience all this exceptional home has to offer!