



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

177 Nolancrest Common NW Calgary, Alberta

MLS # A2232200



\$519,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey, Attached-Up/Down		
Size:	1,774 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Gentle Sloping, Landscaped, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: NA

VERY PRICE REDUCTION (OVER \$30000!). PRICED BELOW THE CITY ASSESSMENT AND THE NEIGHBOURHOOD COMPARABLES! .Jayman-built, very spacious, Former Show Home featuring, 3 Bedrooms, 2 1/2 Bathrooms, AIR CONDITIONED and a HEATED Double ATTACHED garage. On the Main Floor is a Family/Exercise Room. A stairway leads you to the 1st Floor, Open Concept Layout comprising of a Living Room, DEN, Kitchen, Dining and a Guest Bathroom. The 2nd Floor Completes the 2 Storey Set Up, Comprising The Master Bedroom with an EnSuite Bathroom and a very Specious Walk-In Closet. There are two other Bedrooms and a Full 4-Piece Bathroom and convenient UPPER FLOOR SIDE BY SIDE WASHER/DRYER. Other Features of this lovely home include 9 FOOT Ceiling on all three Levels. The Master Bedroom overlooks a Children Playground Giving The Parents Peace of Mind, Watching their Children Playing From The Comfort of Their Bedroom. There are Two Balconies in The Home, Another Unusual Feature in Most Townhomes. The Home Was Completely Repainted with An Elegant Off White Colour and All Window Blinds ARE BRAND NEW and recently installed. There are Loads of Value and Upgrades in This Very cozy Home. Excellent Value For Money. But Don't Take My Words For It. Just Come Check It Out!