



**GRASSROOTS**  
REALTY GROUP

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**205 Nolancrest Circle NW  
Calgary, Alberta**

**MLS # A2236922**



**\$739,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Doorbell camera, Digital thermostat, TV Mount,

Welcome to this beautifully crafted and fully finished 2-storey home in the dynamic community of Nolan Hill. With over 2,700 sq ft of thoughtfully designed living space and a fresh, modern palette of soft whites and greys, this 4-bedroom, 3.5-bathroom home seamlessly combines style, comfort, and everyday functionality—ideal for today’s modern family lifestyle. From the moment you step inside, you’re greeted by an open-concept main floor highlighted by a spacious executive kitchen—a standout feature the owners fell in love with when building this home. Custom details that you will love include ceiling-height cabinetry, granite countertops providing an abundance of space and gorgeous stainless steel appliance package with a gas cooktop, make this space ideal for both everyday meals and large family gatherings. The cozy, full-tile gas fireplace anchors the living room and creates an elegant focal point upon entry. Upstairs, you’ll find three bedrooms including a generous primary retreat boasting a spacious walk-in closet. The sophisticated ensuite features a deep soaker tub, dual sinks providing space and functionality, a frosted waterfall glass shower, a separate water closet for added privacy. The layout is especially unique with a walk-through from the ensuite to the closet, laundry room, and a large central bonus room with vaulted ceiling, offering both convenience and flow. The finished basement (with permits) adds versatility with a fourth bedroom, full bathroom, and dedicated office area—perfect for guests, work-from-home, or hobby space. Outside, enjoy a sunny, north-facing backyard is landscaped and has a deck for you to enjoy these beautiful summer days. Indoors, you can beat the heat and stay cool and comfortable with central air conditioning. The location is unbeatable with quick access to nearby amenities in Royal Oak,

Beacon Hill, and Sage Hill, putting shopping, dining, and everyday essentials just minutes away. This is the kind of home that offers both smart upgrades and warm livability—designed with intention and lived in with love.