



**GRASSROOTS**  
REALTY GROUP

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**107 Nolancrest Rise NW**  
**Calgary, Alberta**

**MLS # A2239666**



**\$925,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,269 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Level		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

<b>Inclusions:</b>	N/A
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This beautiful 4-bedroom detached home is situated on a spacious corner lot in the desirable Nolan Hill neighborhood. Key features include: 4 Bedrooms - Spacious and well-lit rooms, perfect for families. Double Attached Insulated Garage - Stay warm in the winter with this insulated garage, providing ample space for vehicles and storage. Fully Developed Basement - Additional living space or entertainment area and full Washroom in the basement. Prime Corner Lot - Enjoy extra outdoor space and privacy with a corner lot. Ideal for growing families or anyone looking for a comfortable and modern home in a great community.