

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

## 20 Nolancrest Green NW Calgary, Alberta

MLS # A2262824



\$699,999

Division:	Nolan Hill				
Туре:	Residential/House				
Style:	2 Storey				
Size:	2,027 sq.ft.	Age:	2015 (10 yrs old)		
Beds:	3	Baths:	3 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.09 Acre				
Lot Feat:	Rectangular Lot, Zero Lot Line				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Jetted Tub

Inclusions: Basement Treadmill negotiable

(Aggressively priced below its City assessment \$ 757.5K) Well kept executive home situated in a quiet street overseeing the Green Space with Playground / Soccer Field… Hardwood on Main with a Great Room concept (combined Family & Dining Rooms, and kitchen) and a French Door Den. Featuring 9' ceiling with knockdown ceiling and multiple pot lights. Good size kitchen with Island & breakfast bar. Granite counter-top with undermount sink, and newer (2024) appliances (Fridge, Dishwasher, Washer, Dryer & Hood Fan), light fixtures & window coverings. Kitchen sliding door to the oversized backyard. 2nd Level with 3 bedrooms, Bonus Room (that could be converted / used as 4th bedroom), and the handy Laundry. Master Bedroom has walk-in closet, Ensuite with Jet-Tub, separate shower & his / her sinks. Basement partially finished with a 3 pc Bath (with Permit), and ample space for Rec / Living Room & Bedroom / storage. Easy access everywhere, & close proximity to transportation / schools / shopping & all amenities. View to feel it's talking to you like home. Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. \*\* Few hours' Notice reg'd. \*\* [Seller requires at least 9 hours' Notice btwn booking vs. viewing]