



**16 Nolancrest Circle NW
Calgary, Alberta**

MLS # A2289469



\$749,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,924 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Refrigerator x2

CORNER LOT IN NOLAN HILL!! DOUBLE DETACHED GARAGE!! 2,599+ SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!! Welcome to this spacious and beautifully designed home in the sought-after community of Nolan Hill!! Sitting on a prime CORNER LOT, this property offers extra light, added privacy, and incredible curb appeal. Step inside to a bright main floor featuring a generous dining area and a cozy living room with a fireplace. The kitchen is thoughtfully designed with built-in features, a large island, HUGE CABINETRY, a dedicated coffee corner, and a walk-in pantry. A convenient 2PC BATH completes this level. Upstairs you’ll find 3 spacious bedrooms, including a stunning PRIMARY BEDROOM with a 5PC ENSUITE. The other two bedrooms share a 4PC bath. There’s also a comfortable family area and laundry on the upper floor for added convenience. The fully developed basement offers even more living space with 1 bedroom, a 4PC bath, a large rec room, and a WET BAR — perfect for entertaining guests or creating a private retreat. Located close to parks, schools, shopping, and major roadways — this is the perfect family home in one of NW Calgary’s most desirable communities. **DON’T MISS YOUR CHANCE TO OWN THIS BEAUTIFUL CORNER LOT HOME!!**