



**58 Nolancrest Rise NW
Calgary, Alberta**

MLS # A2290936



\$715,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

Inclusions: NA

Welcome to this beautifully maintained family home in the vibrant community of Nolan Hill. Offering 2,631 square feet of developed living space, this spacious two-storey features 4 bedrooms and 3.5 bathrooms—thoughtfully designed to accommodate growing families with comfort and style. Ideally situated with easy access to Stoney Trail and a brand-new school currently under construction, this location truly delivers on convenience. With over 25 dining options, multiple grocery stores, and major retail centres all within a five-minute drive, everyday errands and dining out are effortless. At the heart of the home is a chef-inspired kitchen complete with a gas range, in-wall oven, and a practical walk-through pantry—perfect for both busy mornings and hosting memorable gatherings. Rich hardwood floors and a cozy gas fireplace create a warm, inviting main living space filled with natural light. Upstairs, the massive primary retreat offers a private 4-piece ensuite and spacious walk-in closet. Two additional generously sized bedrooms each feature their own walk-in closets, and the upper-floor laundry adds daily convenience. The fully finished basement expands your living space with an additional bedroom and recreation room. Outside, enjoy a private deck and pristine artificial turf that stays green 365 days a year! With a new roof and siding, (siding Dec 2024, roof Jan 2025) plus a double attached garage complete with epoxy flooring, this move-in-ready home truly stands out. Come see firsthand why this exceptional property is the perfect place to call home.