



**90 Nolancrest Rise NW
Calgary, Alberta**

MLS # A2294299



\$699,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to this stylish and meticulously maintained family home in the highly sought after, family oriented community of Nolan Hill. Built by the reputable Trico Homes, this beautiful two-storey residence offers a spacious and functional layout featuring 3 bedrooms and 2.5 bathrooms. The main floor showcases a modern kitchen with a central island and breakfast bar, quartz countertops, under-cabinet lighting, a gas stove with an upgraded hood fan, and a reverse osmosis drinking water system. The adjoining dining area overlooks the backyard, while the inviting living room is highlighted by a contemporary fireplace—perfect for both everyday living and entertaining. A thoughtfully upgraded mudroom with built-in shelving adds extra convenience. Upstairs, you’ll find three generously sized bedrooms along with a spacious bonus room. The primary bedroom features a walk-in closet and a large built in closet with custom organizers and a luxurious 5-piece ensuite, complete with heated flooring, a soaker tub, separate shower, and dual sinks. The upper floor also features a convenient laundry room with rough-in plumbing for an additional sink. Additional highlights include a 2.5-ton central air conditioning system and a low-maintenance backyard with pristine artificial turf—no mowing required—so you can fully enjoy sunny summer days on your private deck. Ideally situated on a quiet street, this home is within walking distance to a soon-to-open school and just a 5-minute drive to Beacon Hill and Sage Hill Shopping Centre, where you’ll find Costco, Canadian Tire, Walmart, Sobeys, and a variety of restaurants. Call your favorite agent today to book a private showing.