



**76 Nolancrest Green NW
Calgary, Alberta**

MLS # A2299299



\$699,100

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2016 (10 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:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Shed

Nestled in the vibrant community of Nolan Hill NW, this remarkable 4-bedroom, 3.5-bathroom home beautifully blends timeless elegance with everyday comfort. Step inside to discover a bright open-concept layout with 9-foot ceilings, hard flooring throughout the main level, and fresh paint across the entire home, creating a modern and welcoming atmosphere. The chef-inspired kitchen is thoughtfully designed with premium stainless steel appliances, a gas stove, chimney hood fan, stunning quartz countertops, designer backsplash tile, custom cabinetry, and an oversized island with breakfast seating. A Walk-in pantry offers excellent storage, while the spacious mudroom keeps everyday essentials organized. The main floor also features a versatile private office with 2 windows, perfect for working from home or as a dedicated study or play space. The dining area comfortably accommodates a large table and flows seamlessly into the inviting living room, where a central fireplace creates a warm and welcoming setting for family gatherings. Upstairs, a spacious vaulted bonus room provides the perfect space for movie nights, music practice, board games, or simply relaxing. The primary suite features a walk-in closet and a spa-inspired 5-piece ensuite with a freestanding soaker tub, separate glass shower, and double vanity. Two additional generously sized bedrooms offer ample closet space and large windows for plenty of natural light, along with a shared 3-piece bathroom. A convenient main floor laundry room adds everyday practicality, while central air conditioning keeps the home comfortable during warm summer days. The fully developed basement expands the living space with a large recreation area—perfect for a home theatre, fitness zone, or entertainment space. A fourth bedroom and full 3-piece bathroom provide excellent flexibility for teenagers, guests, or

extended family. Step outside to a beautifully landscaped backyard featuring a large deck, ideal for relaxing afternoons or evening BBQs, complete with a convenient gas hookup. Close to playgrounds, schools, bus stops, walking distance to the new Catholic school under construction. Sir Winston Churchill high school. Transit bus to Brentwood LRT. A wonderful opportunity to own a spacious and beautifully maintained family home in one of Calgary's most desirable communities.