



**64 Nolancrest Manor NW
Calgary, Alberta**

MLS # A2303173



\$788,800

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully upgraded 2-storey walkout home in sought-after Nolan Hill featuring 4 bedrooms + den, 3.5 bathrooms, double attached garage, and a professionally developed basement suite. Ideally located on a quiet street and just a short walk to the future school site, this move-in ready home shows like new and offers exceptional value. The bright open-concept main floor showcases a timeless white kitchen with full-height cabinetry, quartz island, stainless steel appliances, powerful hood fan, pantry with built-ins, soaring open-to-above great room, oversized windows, gas fireplace, and power blinds. Upstairs offers a central bonus room, spacious primary retreat with a 5-piece ensuite, two additional bedrooms, full bath, and convenient upper laundry. The newly renovated 2024 walkout basement suite includes its own bathroom and laundry, offering excellent flexibility for extended family or other uses. Additional upgrades include triple-pane windows, extensive custom built-ins and closet organizers, upgraded lighting and hardware, radon mitigation system, high-efficiency hot water tank, Tesla charger, garage mezzanine storage, and epoxy garage flooring. Exterior updates include new roof and new siding in 2025.. An outstanding opportunity to own a highly upgraded home in one of NW Calgary's most desirable communities.