



**55 Nolancrest Manor NW
Calgary, Alberta**

MLS # A2139749



\$829,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Lawn, Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Rare find: a 2-story family home built by Trico Homes, under the Certified New Home Warranty Program for structural coverage until 2027. This house boasts four bedrooms on the upper level and a peaceful south-facing backyard backing onto a green community path. The main floor features 9 ft. ceilings, hardwood and tile flooring, a kitchen with 42" upper cabinetry, quartz countertops, stainless steel appliances, an island with a flush eating bar, and a walk-through pantry. The living room includes a gas fireplace, and the dining nook opens to a rear south-facing deck. The upper level has a master bedroom with a walk-in closet and a 5-piece ensuite, three additional bedrooms, a full bathroom, a central bonus room, and laundry. The unfinished basement with 9 ft. ceilings includes roughed-in plumbing for future basement development and radon gas mitigation, awaiting your personal touches. Additionally, this home is close to Costco, Home Depot, schools, and playgrounds, making it a convenient location for shopping and education.