



GRASSROOTS
REALTY GROUP

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67 Nolancrest Rise NW
Calgary, Alberta

MLS # A2141596



\$759,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,115 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: n/a

****BRAND NEW CARPET INSTALLED THROUGHOUT ENTIRE HOME **** Fantastic 2 storey home in Nolan Hill offering over 2100 square feet of living space. Built by Trico homes. ***NOT* SITUATED ON A 0 LOT LINE. BIGGER LOT.** Featuring 3 bedrooms, huge bonus room with vaulted ceilings, upper laundry, and a great open floor plan with gas fireplace, granite countertops and stainless steel appliances. Situated on a quiet street with a SW facing backyard with deck. Located down the street from a park and green space. Close to schools and all amenities. Don't wait to get into this great neighborhood. Great family home. Also a fantastic revenue property with huge opportunity for rental income. Call to book a private viewing today.