



**216 Nolancrest Circle NW
Calgary, Alberta**

MLS # A2144580



\$849,999

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,131 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	All patio furniture (excluding BBQ), Shed, Safe		

Welcome to this exceptional corner-lot residence nestled in the sought-after community of Nolan Hill. This beautifully decorated home offers an inviting and luxurious living experience with its four spacious bedrooms and four modern bathrooms. From the moment you step inside, you will be captivated by the tasteful decor and high end finishings throughout, including high end, engineered hardwood floors, central air conditioning and a beautiful gas fire place. The open-concept main floor boasts a well-appointed kitchen with upgraded appliances, built in electric cook top, brand new dishwasher and built in stainless steel microwave and oven. Sleek Caesar stone quartz countertops and ample (Maple) cabinet space and large walk-through pantry. Adjacent to the kitchen is the cozy living room with large windows that flood the space with natural light, creating a warm and inviting atmosphere. The master suite is a true retreat, featuring a spa like ensuite bath and a generous walk-in closet. Each additional bedroom is spacious and well-maintained, including closet built-ins providing comfort and privacy for family members and guests. The upstairs bonus room is ideal for movie nights, featuring a built in cabinet for ample storage and plenty of space for a large, comfy couch. The finished basement offers additional living space, high ceilings, luxury vinyl plank flooring make for a perfect home office, gym or entertainment area. Roughed in for a separate living space if ever desired. Outside, the meticulously landscaped yard is a private oasis, ideal for relaxing or entertaining. Whether you're enjoying a morning coffee on the tiered composite patio or hosting a summer BBQ, the outdoor space is designed to enhance your lifestyle. A built in outdoor gas fireplace, pergola perfect for hanging a hammock, and built in speakers with smart controls for both indoor and outdoor

listening. Patio furniture and shed are yours to keep! This home has been lovingly maintained and upgraded, ensuring it is move in ready for it's new owners. Additionally, the option to negotiate the purchase of the existing furniture separately allows for a seamless transition into this stunning home. Don't miss the opportunity to own this exceptional property in Nolan Hill, where luxury and comfort meet. Schedule your viewing today and make this dream home yours. Don't forget to check out the virtual tour.