



**32 Nolancrest Circle NW
Calgary, Alberta**

MLS # A2157907



\$708,800

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: window coverings in as is condition

Welcome to your newly updated family home! As you step through the spacious foyer, you'll find a convenient walk-in coat closet. The open floor plan of the kitchen features a large island, walk-in pantry, and plenty of cabinetry, complemented by beautiful granite countertops—ideal for preparing meals for family and friends. The bright dining area offers a view of the deck, and the living room with its gas fireplace and large window overlooks the backyard. A well-placed half bath completes the main level. Upstairs, the master bedroom is spacious enough for a king-size bed. The luxurious 5-piece en-suite bathroom includes a private water closet with its own door, a soaking tub or shower for your choice, and a good-sized walk-in closet. For added convenience, the laundry is located just outside the master suite. The family room upstairs is flexible and can be adapted to suit your needs. There are also two additional bedrooms that share a full bathroom. The basement is unfinished, offering a blank canvas for your personal touch and creativity. Your vehicles will be well accommodated in the double attached garage. Located in a great neighborhood with easy access to Stoney Trail and a large shopping area, you'll find everything you need nearby. Welcome to your new home! NEW Vinyl plank flooring, NEW: Stove, Fridge, chandelier, carpet and more.