



**58 Nolancrest Rise NW
Calgary, Alberta**

MLS # A2290936



\$700,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

Inclusions: NA

Welcome to this beautifully maintained family home in the vibrant community of Nolan Hill. Offering 2,631 sq ft of developed living space, this spacious two-storey features 4 bedrooms and 3.5 bathrooms, thoughtfully designed to accommodate growing families with both comfort and style. Ideally located with quick access to Stoney Trail and a brand-new school currently under construction (and another school planned nearby), convenience is truly at your doorstep. With over 25 dining options, multiple grocery stores, and major retail centres all within a five-minute drive, everyday living is effortless. At the heart of the home is a chef-inspired kitchen complete with a gas range, in-wall oven, and a functional walk-through pantry—perfect for busy mornings and hosting with ease. Rich hardwood floors and a cozy gas fireplace anchor the bright and inviting main living space. Upstairs, the spacious primary retreat offers a private 4-piece ensuite and walk-in closet. Two additional generously sized bedrooms—each with their own walk-in closet—along with upper-floor laundry add everyday convenience. The fully finished basement expands your living space with an additional bedroom and a versatile recreation area. Outside, enjoy a private deck and low-maintenance artificial turf that stays green year-round. With new siding (Dec 2024) and new roof (Jan 2025), plus a double attached garage featuring epoxy flooring, this move-in-ready home truly stands out. (Interior of home will be repainted before possession and seller will pay for the labour cost of new carpet installation for the upstairs and basement.) Come experience the space, care, and lifestyle this exceptional property has to offer.