



**107 Nolancrest Rise NW  
Calgary, Alberta**

**MLS # A2294188**



**\$799,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,286 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

\*\*\*LARGE CORNER LOT\*\*\*EASY TO CUT A SEPARATE ENTRANCE INTO THE BASEMENT ON THE WEST SIDE & SUITE THE BASEMENT(subject to receiving permits and approvals from the City)\*\*\*\*Welcome to the massive family home LOADED WITH UPGRADES, located on corner lot(massive nearly 4600 sq.ft!!!) in the sought after Nolan Hill! This beautiful 4 BEDROOM ABOVE GRADE \*\*\* CENTRAL AIR CONDITIONED\*\*\* home is perfect for a large multigenerational family and for someone that appreciates a lot of space both inside and outside(large south facing backyard here!!!). The main floor features 9' CEILING, GLEAMING HARDWOOD and TILE FLOORING, a gorgeous CHEF'S KITCHEN with a large island and a WALK-THROUGH PANTRY, a dining area, a living room with a GAS FIREPLACE(fancy floor to ceiling UPGRADED MANTLE), an office room and a 2PC bathroom. Walk upstairs and you will find a good size FAMILY ROOM AREA with VAULTED CEILING, 3 BEDROOMS(one of them is massive and has a walk-in closet), a 5 PC bathroom and a ROYAL GRADE master bedroom with a 4PC ENSUITE and a WALK-IN closet. There is a laundry room for your convenience too! The BASEMENT IS FULLY FINISHED and comes with a WET BAR/KITCHEN AREA, a huge living room with another BAR(!) and a LARGE BEDROOM(BEDROOM #5) with its own 3PC ENSUITE. \*\*\*Large EGRESS WINDOWS let a lot of natural light inside\*\*\* The double car garage is fully finished as well. Host family and friends get together at the huge backyard, which has been nicely landscaped and is fully fenced. Nolan Hill is celebrated for its strong sense of community, picturesque walking paths, lush pond scenery and vibrant neighbourhood gatherings that bring residents together year after year. Enjoy the convenience of nearby amenities

including Sobeys, Walmart, Costco, Canadian Tire & more all within a 5 minute drive, along with a brand new Catholic school being built only a short distance. COME VIEW THIS HOME NOW!