



**70 Nolancliff Crescent NW
Calgary, Alberta**

MLS # A2301044



\$850,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,431 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Shelves in basement

Welcome to this beautifully maintained family residence in Nolan Hill, set on a large lot with a sunny south-facing backyard, walkout basement, greenspace/ravine access, oversized garage, and large windows throughout. Built by Sterling Homes the bright and open main floor showcases hardwood flooring, iron spindle railing, wood blinds, and a thoughtfully designed staircase placement that creates a more open feel. The white modern kitchen is both functional and stylish with granite countertops, a chimney-style hood fan, stainless steel appliances, frosted glass cabinetry, a large peninsula and an exceptional walk-through pantry with full height built-in cabinets complemented by the main floor laundry/mud room with an additional coat/broom closet. A stunning three-sided gas fireplace anchors the living and dining areas overlooking the ravine. The main floor den/office and a powder room complete this level. Upstairs you'll find vaulted ceilings in the bonus room and primary bedroom, a main bathroom with double sinks, linen closet, and a private primary retreat featuring upgraded sinks and a walk-in shower with built-in seat. 2 more bedrooms are on this level with the second bedroom that features a convenient desk or luggage area. The unspoiled walkout basement is ready for your own custom development. Recent updates include new siding, roof, eavestroughs, downspouts, along with a new hot water tank in 2025. Other features include water softener with built in bypass and deck tiles completing the outdoor space. Located with direct access to the ravine/nearby walking and biking pathways. Nolan Hill offers quick access to Stoney Trail, Deerfoot, Airport and Beacon Hill Shopping Center with Costco and all other amenities. Don't miss this exceptional opportunity—check out the video in the media link and book your private showing

today!