



**GRASSROOTS**

REALTY GROUP

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**64 Nolancrest Manor NW  
Calgary, Alberta**

**MLS # A2303173**



**\$788,800**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,063 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Beautifully upgraded 2-storey walkout home in sought-after Nolan Hill featuring 4 bedrooms + den, 3.5 bathrooms, double attached garage, and a professionally developed (with permits) basement suite(illegal). Ideally located on a quiet street and just a short walk to the future school site, this move-in ready home shows like new and offers exceptional value. The bright open-concept main floor showcases a timeless white kitchen with full-height cabinetry, quartz island, stainless steel appliances, powerful hood fan, pantry with built-ins, soaring open-to-above great room, oversized windows, gas fireplace, and power blinds. Upstairs offers a central bonus room, spacious primary retreat with a 5-piece ensuite, two additional bedrooms, full bath, and convenient upper laundry. The newly renovated 2024 walkout basement suite includes its own bathroom and laundry, offering excellent flexibility for extended family or other uses. Additional upgrades include triple-pane windows, extensive custom built-ins and closet organizers, upgraded lighting and hardware, radon mitigation system, high-efficiency hot water tank, Tesla charger, garage mezzanine storage, and epoxy garage flooring. Exterior updates include new roof and new siding in 2025.. An outstanding opportunity to own a highly upgraded home in one of NW Calgary's most desirable communities.