



**68 Nolancrest Circle NW  
Calgary, Alberta**

**MLS # A2312208**



**\$695,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,830 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Rectang		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage heater		

Step into your dream family home in Nolan Hill! This stylish two-story gem is designed for comfort, fun, and lasting memories. With spacious living areas feature bright natural light, and the backyard perfect for enjoying the outdoors or watching your kids play. The main level features a warm cozy corner fireplace, 9-ft ceilings, bright gourmet kitchen with a newer induction stove top and dishwasher, large walk-through pantry, open dining area with lots of natural light, and a beautiful 2 piece ensuite. On the upper level you'll appreciate a generous bonus room, 3 bedrooms all featuring walk-in closets, 5-pcs primary ensuite with dual sink, soaker tub, and a separate shower. The laundry area is conveniently located just outside the bedrooms. The unspoiled basement level is your blank canvas to finish as you wish. With no rear neighbors you'll value the additional privacy of the outside space, offering a fully fenced backyard, beautiful walk out deck just off the dining area, perfect for relaxing and barbequing. Stairs lead off the deck to enter the spacious yard, secure yard, perfect for kids, pets, or simply enjoying. The double garage is heated offers lots of storage. Nolan Hill is a premier development in NW Calgary that puts you close to shopping, quick access to Stoney Trail for commuters, or easy access to the Mountains on the weekends. Enjoy 500 acres of greenspace with rolling hills and pathways throughout the community.