



**16 Nolancrest Circle NW  
Calgary, Alberta**

**MLS # A2318544**



**\$709,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,924 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Refrigerator x2

**OPEN HOUSE - THIS SATURDAY - JUNE 20 - 2PM TO 4PM!! CORNER LOT IN NOLAN HILL!! DOUBLE ATTACHED GARAGE!! 2,599+ SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!!** Welcome to this spacious and beautifully designed home in the sought-after community of Nolan Hill!! Sitting on a prime CORNER LOT, this property offers extra light, added privacy, and incredible curb appeal. Step inside to a bright main floor featuring a generous dining area and a cozy living room with a fireplace. The kitchen is thoughtfully designed with built-in features, a large island, HUGE CABINETRY, a dedicated coffee corner, and a walk-in pantry. A convenient 2PC BATH completes this level. Upstairs you'll find 3 spacious bedrooms, including a stunning PRIMARY BEDROOM with a 5PC ENSUITE. The other two bedrooms share a 4PC bath. There's also a comfortable family area and laundry on the upper floor for added convenience. The fully developed basement offers even more living space with 1 bedroom, a 4PC bath, a large rec room, and a WET BAR &mdash; perfect for entertaining guests or creating a private retreat. Located close to parks, schools, shopping, and major roadways &mdash; this is the perfect family home in one of NW Calgary's most desirable communities. DON'T MISS YOUR CHANCE TO OWN THIS BEAUTIFUL CORNER LOT HOME!!