



**GRASSROOTS**  
REALTY GROUP

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**100 Nolancrest Circle NW**  
**Calgary, Alberta**

**MLS # A2318596**



**\$719,988**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,981 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	35-25-2-W5
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	See Appliances		

Welcome to this exceptional family home offering nearly 2,000 sq. ft. of beautifully designed living space and showcasing true pride of ownership throughout. From the moment you step into the spacious foyer, you'll be impressed by the abundance of natural light and the inviting open-concept layout that makes this home feel warm and welcoming. The heart of the home is the stunning kitchen, featuring a large quartz island, stainless steel appliances, a brand-new dishwasher, coffee bar, and a convenient walk-through pantry that connects directly to the oversized double attached garage—making grocery day effortless. The adjacent dining area comfortably accommodates gatherings of 6 to 8 guests, while the cozy living room fireplace creates the perfect setting for relaxing evenings with family and friends. Step through the patio doors to enjoy the fully fenced backyard, ideal for children, pets, summer BBQs, and outdoor entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find four spacious bedrooms, including a generous primary retreat with a 5-piece ensuite. A second full 4-piece bathroom serves the additional bedrooms, while the upper-floor laundry room adds everyday convenience. The current fourth bedroom was originally designed as a bonus room and can easily be converted back to create additional family living space, a media room, or a home office. The unfinished basement offers endless possibilities and awaits your personal vision and design. For added peace of mind, the home features a brand-new roof, siding, fascia, and gutters installed in 2025. Homes that combine this level of care, functionality, and value do not come to market often. This is a property that must be experienced in person to fully appreciate everything it offers. Book your private showing today and discover why

this could be the perfect place to call home. Don't wait&mdash;your dream home may not be available tomorrow!