



GRASSROOTS
REALTY GROUP

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**76 Nolancrest Circle NW
Calgary, Alberta**

MLS # A2326098



\$650,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Insul		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

****OPEN HOUSE SAT JULY 11th - 1PM to 3PM**** Welcome to Nolan Hill, where family living meets everyday convenience in one of NW Calgary's most sought-after communities. This beautifully maintained 2017-built home offers over 1800 sqft of thoughtfully designed space, perfectly suited for a growing family. Step inside to a bright and inviting main floor, where the cozy living room is anchored by a gas fireplace with mantle and enhanced by built-in ceiling speakers, ideal for movie nights or entertaining. The functional layout flows seamlessly into the kitchen, featuring rich merlot granite countertops, dark cabinetry, stainless steel appliances, and a convenient over-the-range microwave. A walk-through corner pantry connects directly to the mudroom and double attached garage, making grocery runs effortless. Upstairs, you'll find three spacious bedrooms plus a versatile bonus room, perfect for a play area or family lounge. The primary suite is a true retreat, complete with a walk-in closet and a luxurious 5-piece ensuite with soaker tub and tile flooring. A dedicated laundry closet and linen storage add everyday practicality to this well-planned upper level. Enjoy outdoor living with a private deck just off the dining area, complete with stairs leading down to a fully fenced backyard, ideal for kids to play safely. With no rear neighbours, you'll appreciate the added privacy and open feel. The front yard is finished with low-maintenance turf and rock landscaping, offering great curb appeal without the upkeep. The unfinished basement provides endless potential, already equipped with two windows and a bathroom rough-in, ready for your future development ideas. Pride of ownership is evident throughout this no pet, no smoking home, truly move-in ready! Located close to parks, schools, pathways, and all the amenities Nolan Hill has to offer, this is a

home where your family can settle in and grow for years to come.