



**123 Nolancrest Circle NW
Calgary, Alberta**

MLS # A2327320



\$700,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,408 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Skylight(s), Storage, Wet Bar		

Inclusions: Wine fridge (Downstairs) , Deep Freeze

Welcome to this exceptional bungalow offering over 2,200 sqft. of professionally developed living space, perfectly situated on a beautifully landscaped corner lot. A spacious front foyer welcomes you with custom tile flooring that seamlessly transitions into beautiful engineered hardwood throughout the main level. Soaring 9-foot ceilings and an open-concept layout create a bright, inviting atmosphere ideal for both everyday living and entertaining. The chef-inspired kitchen is thoughtfully designed with premium upgraded appliances, a gas cooktop, granite countertops, and a striking marble backsplash, making it as functional as it is beautiful. Step outside to the private deck, the perfect setting for outdoor dining/entertaining. Two bedrooms located on the main level including the primary suite that features a spa like ensuite. Downstairs you will find a large rec room with wet bar, a 3rd bedroom, 4pc bathroom and spacious utility room with lots of storage. This home is filled with premium upgrades, including quartz vanities, luxury vinyl plank flooring, a skylight, a sun tunnel in the laundry room for additional natural light, extra windows, Hunter Douglas blinds, central air conditioning, underground sprinklers, a wet bar, fireplace, and countless thoughtful details throughout. Energy efficiency is enhanced with the addition of solar panels, providing long-term value and sustainability. Ideally located just minutes from four major shopping centres, with quick and convenient access to Stoney Trail, Shaganappi Trail, and Sarcee Trail, this exceptional home offers the perfect blend of luxury, comfort, efficiency, and convenience. Don't miss this opportunity and call for your viewing today!