



GRASSROOTS
REALTY GROUP

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238 Nolancrest Heights NW
Calgary, Alberta

MLS # A2331305



\$850,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	TV Mounts, Greenhouse-Backyard, Swingset-Backyard, Kinetico K5 Drinking Station, Sonos System-Main Floor,		

Welcome Home! Located in the family friendly community of Nolan Hill with a premium location, across from Nolancrest Castle Park and backs on to green-space with a quiet pathway. Open concept, bright with plenty of windows and an abundance of natural light, fully finished home with walk out basement and over 3000 sq ft of developed space, this home has everything you need including CENTRAL AIR CONDITIONING, New Roof, New Gutters, New Siding on left side of house (all done In 2025) Main floor you will find a chef inspired kitchen with a large island, high end Fisher & Paykel Appliances, lots of cabinet space, walkthrough panty. Just off the kitchen is a cozy living room area where you can enjoy the sunshine from the large windows or relax by the fireplace. Finishing off the main floor is a separate office/computer room, powder room and a large mudroom coming in from the garage. Upstairs you will find a massive south facing primary bedroom, walk-in closet, spa like 5 piece ensuite with dual vanities, separate soaker tub and glass shower. 2 other very generous sized bedrooms, upper laundry room, additional 4 piece bathroom and a centre bonus/family room complete the upper living area. Finishing off with the walk out basement you have your 4th bedroom, another full bath and a large recreational room or entertainment area with built in speakers. Double Garage with plenty of storage space and 12 ft ceilings. Plenty of upgrades accommodate this house (Sonos System on Main Floor, 9 in wall speakers in the basement, Kinetico water Softener & K5 drinking water station, in ground sprinkler system, Hunter Douglas Silhouette blinds, upgraded light switches, and professional landscaped backyard with a custom greenhouse. Close to all amenities, lots of pathways, greenspace, shopping, restaurants and quick access to major roads (Stoney Trail, Sarcee Trail,

Shaganappi Trail), and a new K-9 school being built a few blocks away. Book your private showing today!