



GRASSROOTS
REALTY GROUP

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42 Nolancrest Rise NW
Calgary, Alberta

MLS # A2333908



\$649,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,753 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, 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:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV mount		

NOLAN HILL | PRIME LOCATION | OVERSIZED HOMESITE | FINISHED BASEMENT Welcome to this extensively upgraded home offering more than 2,462 sq. ft. of developed living space in the desirable Northwest Calgary community of Nolan Hill. Situated on an oversized homesite, the property features a private, north-facing backyard with plenty of lawn space and a 13' x 10' upper wood deck. Striking curb appeal includes dramatic rooflines, a covered columned entrance, an attached garage, and a full-sized concrete driveway. Inside, rich hardwood flooring flows from the spacious front foyer throughout the main level. The chef-inspired kitchen showcases granite countertops, dark stained maple shaker-style cabinetry, upgraded trim, stainless-steel appliances, additional lighting, and an oversized centre island with a flush eating bar and stainless-steel undermount sink. A walk-through pantry/mud room provides excellent storage and connects conveniently to the front garage. The inviting living room features a gas fireplace with a stone surround and mantel, creating a warm focal point for family gatherings and entertaining. Upstairs, you will find three generously sized bedrooms, a spacious bonus room, and a conveniently located laundry room. The impressive primary retreat includes an oversized walk-in closet with direct access to the laundry room and a spa-inspired ensuite featuring a large glass-enclosed shower and a gorgeous soaker tub. The fully finished basement adds valuable living space with a large family room, an additional bedroom, a bathroom, and ample storage. Additional highlights include nine-foot main-floor ceilings, high basement ceilings, large windows, a new washer, and upgraded plumbing, lighting, and electrical fixtures. Nolan Hill offers an excellent selection of restaurants, shops, personal services, and nearby grocery stores. Community amenities

include sports fields, a baseball diamond, parks, pathways, green spaces, and a picturesque pond. Enjoy convenient access to schools, transit, cycling routes, 144 Avenue NW, and major roadways. This beautifully maintained and thoughtfully upgraded home is must-see. Contact your REALTOR® today to arrange a private viewing!