



GRASSROOTS
REALTY GROUP

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87 Nolancrest Circle NW
Calgary, Alberta

MLS # A2349067



\$869,990

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: HoodFan, Oven-Microwave X2, Refrigerator X2, Stove-Electric X2, Dishwasher-Built-In, Washer X2, , Dryer X2, Garage Control, Garage Opener, Elliptical Machine, Central AC

Welcome to this beautifully updated 2-storey home in the sought-after NW community of Nolan Hill, offering a spacious and functional layout with modern finishes throughout, a fully developed basement with separate side entrance, double attached garage, and fully fenced backyard. The bright, open concept main floor features wide plank flooring, recessed lighting, and an abundance of natural light. At the heart of the home is a beautifully designed kitchen featuring stylish two-tone cabinetry, stone countertops, hexagon tile backsplash, stainless steel appliances, a large walk-through butler's pantry, and an oversized central island with undermount sink and generous breakfast-bar seating. The kitchen flows seamlessly into the spacious dining area with large windows and direct access to the rear deck, while the adjacent living room is centred around a beautiful brick fireplace feature wall. An additional flex living space is ideal as a sitting area, home office, or additional entertaining space, while a convenient 2pc bathroom completes the main level. Upstairs, the spacious primary bedroom features a private ensuite with an extended stone dual vanity, ample cabinetry, deep soaker tub, separate glass-enclosed shower, and adjoining walk-in closet with generous storage. Additional good sized bedrooms are complemented by another full bathroom with a stone vanity and tub/shower combo. The spacious bonus room provides the perfect setting for movie nights, a family lounge, or home office, while dedicated upper-level laundry adds everyday convenience. The fully developed basement further expands the home's versatility with a bright modern kitchen featuring glossy white cabinetry, black hardware, tile backsplash, stainless steel appliances, recessed lighting, and durable plank flooring. A dedicated dining area sits beside the kitchen, while the spacious

family/rec room provides plenty of room for relaxing and entertaining. The lower level also includes additional 2 bedrooms, a beautifully finished full bathroom with modern black fixtures and marble-look tile, plus its own stacked washer and dryer. A separate exterior entrance provides convenient independent access to the lower level and additional flexibility. Outside, enjoy a raised rear deck overlooking the fully fenced backyard with plenty of lawn space for children, pets, gardening, or summer entertaining. The double attached garage offers excellent parking and an impressive amount of additional storage with overhead storage platforms and shelving. Combining contemporary finishes, multiple living areas, an upper bonus room, A Developed 2 Bedroom/1 Full Bathroom LEGAL BASEMENT SUITE in the lower level, generous storage, and a private backyard, this Nolan Hill home offers exceptional space and versatility for today's lifestyle. Book your private showing today! *All furniture in the basement are for Sale and Negotiable!*