



GRASSROOTS
REALTY GROUP

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232 Nolancrest Heights NW
Calgary, Alberta

MLS # A2350768



\$919,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	1.01 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

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:	Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	Built-In Speakers, Dryer, TV Wall Mounts x 3, Washer, Refrigerator, Electric Stove		

Hello, Gorgeous! Two full kitchens, one walkout, and a park across the street: welcome to 232 Nolancrest Heights NW in Nolan Hill. This fully developed home offers more than 3,500 square feet of total developed living space, with 2,534 square feet above grade (RMS), five bedrooms and three and a half bathrooms, and the walkout level has just been finished as an illegal suite. That lower level is the news. The illegal suite has a brand new kitchen with a refrigerator and stove, two bedrooms, a full bathroom, its own laundry and a living area that opens at grade to the yard. On the main floor, the kitchen, dining and living areas flow together around a gas fireplace, with a walk through pantry, a private office, a mudroom and a double attached garage keeping daily life organized. Upstairs, a generous bonus room sits between the primary bedroom and two more bedrooms. The primary has a large walk in closet and a five piece ensuite with dual vanities, a soaker tub and a separate shower, and the upper laundry is steps away. Then there is the setting. The home faces an expansive park and green space, with pathways out front and a walking path along the back. A new kindergarten to grade 9 school is under construction just down the street, and shopping, restaurants, Shaganappi Trail, Sarcee Trail and Stoney Trail are all close by. A home this complete, in a location this connected, is rare. Book your private showing today. Please note the illegal suite is not registered with the City of Calgary's Secondary Suite Registry, and buyers should make their own inquiries with the City regarding permits and permitted use.