



THE
A-TEAM

**RE/MAX
FIRST**

120 NOLANCREST Circle, Calgary T3R 0T7

MLS® #: **A2114838**

Area: **Nolan Hill**

Listing Date: **03/15/24**

List Price: **\$828,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **3,283 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,276**
Low Sqft:
Ttl Sqft: **2,276**

DOM

65
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped**
Park Feat: **Double Garage Attached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`1" x 13`1"
Kitchen	Main	11`0" x 9`0"
Loft	Upper	14`3" x 13`4"
Bedroom	Upper	12`0" x 12`0"
Game Room	Basement	26`0" x 12`2"
Laundry	Upper	6`11" x 6`1"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	15`0" x 9`3"
Den	Main	11`5" x 9`7"
Bedroom - Primary	Upper	13`0" x 13`0"
Bedroom	Upper	12`0" x 10`6"
Bedroom	Basement	11`1" x 9`2"
6pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

2pc Bathroom	Main	0`0" x 0`0"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: R-1N	
	1510378		Remarks
Pub Rmks:	Welcome to this modern 2 Storey Home boasting 3,131 sq. ft. of fine living space w/ 3+1 Beds, 1 Den & 3.5 Baths in the desirable Nolan Hill! Sunny South-facing Front Exposure Hardwood Flooring and 9' high ceiling on the Main Floor Quartz Countertops in the Kitchen and all Bathrooms A/C Home (with contract) Insulated Double Attached Garage Low Maintenance Front Yard You will be greeted by the gleaming Hardwood flooring and 9' high ceiling throughout the Main Floor, plus the Open concept in the Living Room, Dining Room, and Kitchen. The gourmet Kitchen features a large island w/ Quartz countertops & eating bar, SS appliances, a built-in oven, a built-in microwave, a gas cooktop, and a walk-through pantry to the Mud Room which offers a built-in bench and hook. The Living Room has a gas fireplace and is adjacent to the good-sized Dining Room which leads you to your Deck w/ a gas hookup. You can also walk down to the Backyard from the deck. This floor is finished with a Den w/ a double French door and a Half Bath. Going up, there is a spacious Loft that is great for family gatherings. Your Master Bedroom offers a luxury 6 pc Ensuite (quartz countertops, double vanity, soaker tub, and standing shower), and a large walk-in closet. 2 generously sized Bedrooms w/ walk-in closet, a 4 pc Bath, and a Laundry Room to complete this level. The Finished Basement with 8'7" ceiling boost with a large Rec Room, a 4th Bedroom w/ closet, and a 4 pc Bath. You will love to have your outdoor activities in your Fully Fenced and Landscaped Backyard w/ a large Concrete Patio area. It is easy to access from the Front door to the Backyard w/ a Concrete pathway. This home is close to shopping center, Costco, supermarkets, and restaurants. Easy access to Sarcee Trail. Don't miss this opportunity!		
Inclusions: Property Listed By:	A/C (have contract) Jessica Chan Real Estate & Management Inc.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









