



THE
A-TEAM

**RE/MAX
FIRST**

215 NOLANCREST Rise, Calgary T3R 0T3

MLS®#: **A2120927**

Area: **Nolan Hill**

Listing Date: **04/10/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **3,696 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,018**

Low Sqft:

Ttl Sqft: **2,018**

DOM

39

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **384**

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,Rectangular Lot

Concrete Driveway,Double Garage Attached,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Jetted Tub,No Animal Home,No Smoking Home,Pantry,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	9`7" x 10`0"	2pc Bathroom	Main	3`0" x 6`6"
Mud Room	Main	5`5" x 8`7"	Living Room	Main	17`0" x 12`5"
Kitchen	Main	13`8" x 11`4"	5pc Ensuite bath	Second	10`4" x 9`2"
Bedroom - Primary	Second	12`7" x 12`3"	Bedroom	Second	10`0" x 13`4"
Bedroom	Second	10`0" x 13`4"	Laundry	Second	5`10" x 8`10"

Bonus Room	Second	11`11" x 17`11"	4pc Bathroom Legal/Tax/Financial	Second	8`8" x 4`11"
Title: Fee Simple		Zoning: R-1N			
Legal Desc:	1410058		Remarks		
Pub Rmks:	Welcome to this gorgeous and spacious single house located just next to the vast outdoor soccer field of Nolan Hill. Built as a Home by AVI, Featuring 2018.9 sqft, this well-kept home is a gem inside the community. Air-conditioned, Main floor featuring 9 feet ceiling, hardwood floor, quartz counter, openly designed living-dining room and kitchen plus an isolating den. Second floor featuring double vanity, jetted-tub and a sunny bonus room flexible to be a bedroom as well. Private yard is also ideal for outdoor activities and barbecue as there is gas line ready to use. Location-wise, this house is within the circle for the most grocery shopping such as T&T, Sobeys plus Canadian-Tire, Costco, Home-Depot in just 3-4 minutes drive. Can't wait for your visit!				
Inclusions:	N/A				
Property Listed By:	First Place Realty				

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







