



THE
A-TEAM

**RE/MAX
FIRST**

55 NOLANCREST Rise, Calgary T3R 0J3

MLS®#: **A2123240**

Area: **Nolan Hill**

Listing Date: **04/17/24**

List Price: **\$769,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **3,940 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,029**
Low Sqft:
Ttl Sqft: **2,029**

DOM

32
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Private,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Masonite,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`1"
Foyer	Main	9`8" x 8`5"
Living Room	Main	13`0" x 15`11"
4pc Bathroom	Upper	5`5" x 8`0"
Bedroom	Upper	10`9" x 10`1"
Bedroom - Primary	Upper	13`0" x 14`11"

Room	Level	Dimensions
Dining Room	Main	10`1" x 12`0"
Kitchen	Main	16`11" x 10`0"
Mud Room	Main	4`11" x 10`6"
Bedroom	Upper	10`9" x 10`10"
Bonus Room	Upper	18`0" x 12`5"
5pc Ensuite bath	Upper	9`8" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1410058

Remarks

Pub Rmks:

Perfect Family Home in Nolanhill | Parks & Playgrounds | Shopping Centres Nearby | Phenomenal Value - Welcome to 55 Nolancrest Rise! This beautiful home is at the heart of the desirable neighbourhood of Nolan Hill in NW Calgary, known for it's parks and British Isles inspired master-planned community features. There is so much here for both new and established families! Situated off Sarcee Trail, the community is less than 5 minutes away from Beacon Hill Shopping Centre (Costco, H-Mart Grocer, Sportschek, Canadian Tire, Goodlife Fitness etc.) with easy access to Stoney Trail (the predominant transport corridor to access all around Calgary). Stepping inside the home, you'll find a >2,000 SQFT open floorplan, featuring 3 bedrooms and 2.5 bathrooms for a functional family space. The list of upgrades is extensive here (ask me for more details!). Hardwood floors throughout the main floor, custom cabinetry (extended height), customized layout to open the front entryway, additional pot lights throughout, stone featured fireplace, TV conduits (to keep cable mess to a minimum), widened garage, central air conditioning, Samsung appliance all around, Sakura range hood, low maintenance landscaping, just to name a few! Walking into the kitchen, you're greeted with an open living area (9 foot ceilings) and the island with clean white quartz countertops and light coloured cabinetry. Kitchen cabinets made to extend higher than builder standards, with custom display details. Undermount lights, deep stainless steel double sink, induction range - the details are what matter here. Kitchen opens up to the dining room, looking into the backyard across the living room. In the living room you'll find a gas fireplace, with custom stone details. The large back deck makes entertaining guests an ease in the summer, featuring custom lights on steps for safety but also an ambience on those evenings. Upstairs you'll find a big BONUS bright bonus room, perfect for a kids play area or an office space. Both bedrooms feature their own closets, across the main bathroom. The primary suite includes a full walk-in closet, and a large ensuite with dual vanities, shower, soaker tub. Basement is undeveloped, perfect for your dream project! Call your favourite realtor and BOOK YOUR SHOWING TODAY!

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Mountain View)

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











