



THE
A-TEAM

**RE/MAX
FIRST**

32 NOLANCREST Circle, Calgary T3R 0T8

MLS®#: **A2157907**

Area: **Nolan Hill**

Listing Date: **08/18/24**

List Price: **\$704,800**

Status: **Pending**

County: **Calgary**

Change: **-\$4k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **3,304 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

31
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"	Dinette	Main	11`0" x 10`10"
Foyer	Main	11`6" x 10`8"	Kitchen	Main	14`4" x 12`3"
Living Room	Main	12`0" x 14`8"	4pc Bathroom	Upper	9`10" x 4`11"
5pc Ensuite bath	Upper	10`4" x 11`7"	Bedroom	Upper	12`11" x 12`8"
Bedroom	Upper	10`6" x 10`0"	Family Room	Upper	12`7" x 21`7"
Bedroom - Primary	Upper	12`4" x 12`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510378

Zoning:
R-1N

Remarks

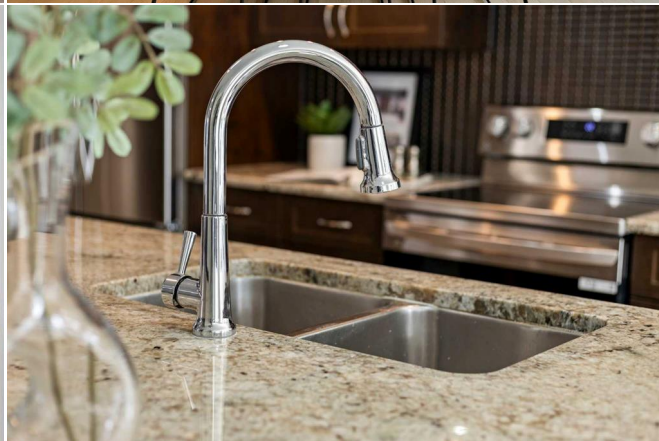
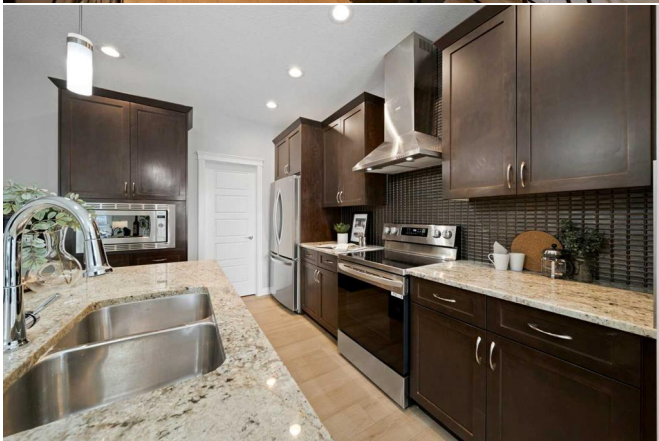
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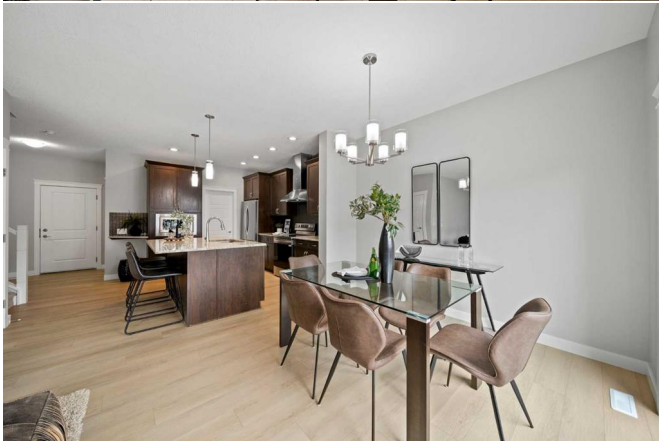
Welcome to your newly updated family home! As you step through the spacious foyer, you'll find a convenient walk-in coat closet. The open floor plan of the kitchen features a large island, walk-in pantry, and plenty of cabinetry, complemented by beautiful granite countertops—ideal for preparing meals for family and friends. The bright dining area offers a view of the deck, and the living room with its gas fireplace and large window overlooks the backyard. A well-placed half bath completes the main level. Upstairs, the master bedroom is spacious enough for a king-size bed. The luxurious 5-piece en-suite bathroom includes a private water closet with its own door, a soaking tub or shower for your choice, and a good-sized walk-in closet. For added convenience, the laundry is located just outside the master suite. The family room upstairs is flexible and can be adapted to suit your needs. There are also two additional bedrooms that share a full bathroom. The basement is unfinished, offering a blank canvas for your personal touch and creativity. Your vehicles will be well accommodated in the double attached garage. Located in a great neighborhood with easy access to Stoney Trail and a large shopping area, you'll find everything you need nearby. Welcome to your new home!
NEW Vinyl plank flooring, NEW: Stove, Fridge, chandelier, carpet and more.
window coverings in as is condition
Premiere Realty Direct

Inclusions:
Property Listed By:

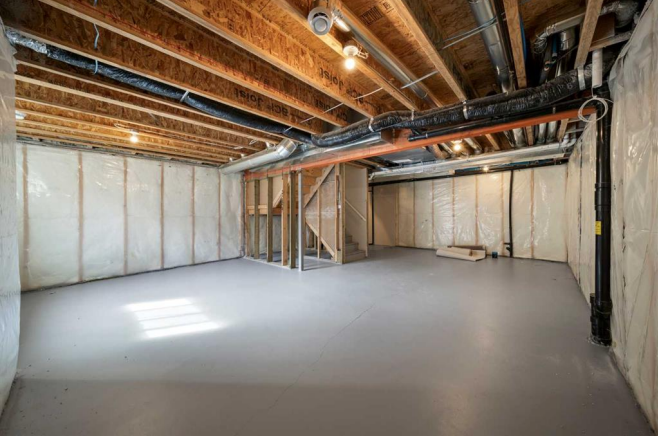
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













8/14/24, 7:01 PM

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<https://map.pillar.com/?lat=40455326>

1/1