



THE
A-TEAM

**RE/MAX
FIRST**

91 NOLANCREST Circle, Calgary T3R 0T8

MLS®#: **A2160714**

Area: **Nolan Hill**

Listing Date: **08/27/24**

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

Status: **Pending**

County: **Calgary**

Change: **-\$30k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **3,261 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,251**
Low Sqft:
Ttl Sqft: **2,251**

DOM

22
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Level,Underground Sprinklers,Rectangular Lot**
Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Oven,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 4`11"	Dining Room	Main	11`0" x 8`10"
Kitchen	Main	14`10" x 13`0"	Living Room	Main	23`0" x 14`1"
Mud Room	Main	9`1" x 8`10"	4pc Bathroom	Second	8`1" x 4`10"
5pc Ensuite bath	Second	10`9" x 9`5"	Bedroom	Second	17`3" x 12`0"
Bedroom	Second	15`4" x 10`5"	Laundry	Second	8`3" x 6`11"
Bonus Room	Second	16`6" x 13`5"	Bedroom - Primary	Second	13`0" x 13`0"
Walk-In Closet	Second	9`8" x 8`1"	Bedroom	Basement	11`5" x 9`8"

Game Room

Basement

26`1" x 12`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1N

1510378

Remarks

Pub Rmks:

HUGE PRICE REDUCTION !.....PRICE TO SELL!...Welcome to 91 Nolancrest Circle NW, a meticulously crafted 2-story home in the highly sought-after Nolan Hill community, offering nearly 3,000 square feet of refined living space. This family-centric residence features 4 generously sized bedrooms, 2.5 bathrooms, and a south-facing backyard, making it an ideal haven for comfort and entertainment. The main floor greets you with a grand foyer leading to a bright, open-concept living area with 9-foot ceilings. The chef's kitchen, equipped with stainless steel appliances, gleaming quartz countertops, a chimney-style hood fan, and custom cabinets, is complemented by a walk-through pantry and adjacent mudroom. The upper level showcases a luxurious master retreat complete with a spa-inspired 5-piece ensuite, including a large soaker tub and a tiled shower, as well as a spacious walk-in closet. Additional features include two more well-sized bedrooms, a 4-piece bath, a dedicated laundry room, and a sizable bonus room perfect for cozy movie nights. The finished basement adds to the home's allure with large windows, vinyl laminate flooring, a large family room with theatre lighting, and a fourth bedroom. This home is packed with extra values such as air conditioning, a water softener, a drinking water system, walk in closets in all bedrooms and rough-ins for basement bathrooms. Located with quick access to local amenities, including Beacon Hill Plaza, Costco, banks, and restaurants, and major roads like 144th Avenue and Symons Valley Road, as well as the Stoney Trail ring road, this property ensures minimal traffic congestion and convenient city travel. With every detail thoughtfully designed, this home radiates pride of ownership and is ready to become your ultimate family sanctuary.

Inclusions:

N/A

Property Listed By:

Royal LePage Solutions

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











