



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 NOLANCREST Green, Calgary T3R 0V9**

MLS®#: **A2165500**      Area: **Nolan Hill**      Listing Date: **09/12/24**      List Price: **\$859,900**  
 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: **4,154 sqft**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **5 (3 2)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,Separate Entrance**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`3" x 4`10"	2pc Bathroom	Main	5`4" x 4`9"
Mud Room	Main	4`2" x 5`11"	Laundry	Main	5`5" x 5`3"
Bonus Room	Main	11`6" x 11`7"	Living Room	Main	17`0" x 11`8"
Kitchen	Main	8`8" x 12`3"	Pantry	Main	3`7" x 3`7"
Dining Room	Main	12`9" x 8`11"	Balcony	Main	12`0" x 6`5"
Bedroom - Primary	Second	11`11" x 15`11"	Walk-In Closet	Second	5`4" x 8`1"
5pc Ensuite bath	Second	8`7" x 11`4"	Bedroom	Second	8`8" x 12`3"
Bedroom	Second	8`8" x 12`3"	4pc Bathroom	Second	8`1" x 7`7"
Bonus Room	Second	17`3" x 16`11"	Family Room	Basement	9`8" x 18`3"
Bedroom	Basement	9`11" x 11`4"	Nook	Basement	6`11" x 5`4"
Kitchen	Basement	9`10" x 8`11"	Bedroom	Basement	7`11" x 9`2"

Laundry  
4pc Bathroom

Basement  
Basement

4`5" x 3`5"  
4`11" x 8`9"

Storage

Basement

8`10" x 6`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1413244**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Open House Saturday 12 to 3 pm on September 21. Live up and rent down. Calling all first time buyers and investors. Welcome Home! Why pay rent when you can own. This lovely home is awaiting for the new owners. The moment you enter will definitely be impressed! Pride of ownership is visible in every corner. Welcome to this well kept home with 3+2 bedrooms, 3.5 washrooms in the heart of super popular Nolan Hill community. As you walk in, the front entry opens to a Flex Room that can be an office, den. The main floor features nine feet knockdown ceiling, ceramic tile, hallway, and half bathroom with maple hardwood floors throughout. The open concept living, dining room, and kitchen completes the main living area with stainless steel appliances, upgraded island and corner pantry. Enjoy BBQ and entertain your guests on the spacious balcony off the dining room. The laundry room is conveniently located in the main floor. Upstairs goes well with the flow and you'll definitely be impressed with the large bonus room plus vaulted ceilings and plenty of natural light! The good sized primary bedroom includes a 5 pcs ensuite & walk in closet. The other two bedrooms are generous sized. Walkout Basement is fully finished with two bedrooms Legal Suite, 9 feet ceiling, separate entrance and laundry - which can be a great mortgage helper. For your privacy, the backyard is fully fenced. Close to all amenities, shopping and all major road connections. The convenient location of Nolan Hill is one of the many things that make it a great choice for homebuyers who are interested in finding a welcoming community that is family oriented, peaceful, and convenient to everything you may need for your families daily life. A wonderful place to call home. Please call your favorite Realtor before its gone. You won't be disappointed.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Argos Realty**

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











