



THE
A-TEAM

**RE/MAX
FIRST**

57 NOLANCREST Green, Calgary T3R 0V7

MLS®#: **A2190076**

Area: **Nolan Hill**

Listing Date: **01/28/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 23-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,315 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,009**
Low Sqft:
Ttl Sqft: **2,009**

DOM

41
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Rectangular Lot,See Remarks,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| 2pc Bathroom | Main | 7`10" x 2`8" |
| Foyer | Main | 8`5" x 11`0" |
| Living Room | Main | 12`0" x 22`3" |
| 4pc Bathroom | Upper | 5`1" x 8`7" |
| Bedroom | Upper | 12`10" x 9`11" |
| Family Room | Upper | 18`2" x 14`1" |
| Bedroom - Primary | Upper | 13`8" x 16`10" |

| Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|
| Dining Room | Main | 11`2" x 9`8" |
| Kitchen | Main | 11`2" x 15`1" |
| Mud Room | Main | 6`0" x 8`7" |
| 5pc Ensuite bath | Upper | 9`3" x 10`8" |
| Bedroom | Upper | 12`10" x 9`11" |
| Laundry | Upper | 5`1" x 6`6" |
| 2pc Bathroom | Basement | 7`11" x 6`8" |

Game Room

Basement

22`0" x 25`2"

Furnace/Utility Room
Legal/Tax/Financial

Basement

7`7" x 9`10"

Title:
Fee Simple
Legal Desc:

1413244

Zoning:
R-G

Remarks

Pub Rmks: **This stunning 3-bedroom, with 1 5pc Ensuite, 4pc full and 2 half baths home is perfectly situated on a sunny SOUTH-facing lot, featuring a beautifully landscaped and fully fenced backyard—ideal for outdoor living and privacy. Inside, you'll be welcomed by 9' knock-down ceilings and elegant hardwood flooring throughout the main level, offering a modern, open feel. The spacious kitchen is a chef's dream with gleaming granite countertops, soft-close cabinets, and a convenient walk-through pantry that provides plenty of storage and easy access to the rest of the home. Upstairs, you'll find a bright bonus room with vaulted ceilings, perfect for relaxing or entertaining. The upper level also includes a well-located laundry room for added convenience. The three bedrooms are generously sized, including a master suite with an ensuite offering quartz countertops, providing a touch of sophistication. All upstairs bathrooms are finished with elegant quartz countertops and under-mount sinks. This home is ideally located close to a variety of schools—elementary, junior high, and senior high—making it perfect for families. Additionally, you're just moments away from Shaganappi Trail, Sarcee Trail, and 144 Ave, providing easy access to transportation and a quick 20-minute drive to the airport. Shopping, dining, and other amenities are also within reach, making this home both a private retreat and a convenient hub for all your needs.**

Inclusions:
Property Listed By: **NA
eXp Realty**

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









