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**43 Nolancrest Manor NW
Calgary, Alberta**

MLS # A2217542



\$950,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,506 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: TV Mount (2), Alarm System, Peg Board in upstairs office/bedroom

Nolan Hill - 43 Nolancrest Manor NW: Welcome to this immaculately maintained, original-owner home in the heart of Nolan Hill, built by Trico Homes and offering over 2,500 sq ft of thoughtfully designed living space. This upgraded 2-storey home features 3 bedrooms, 2.5 bathrooms, and an attached double car garage - perfect for families seeking space, comfort, and style. The bright and open main floor showcases beautiful hardwood flooring, a designer island kitchen with white cabinetry, quartz countertops, stainless steel appliances (cooktop, wall oven & microwave, chimney hood fan, and refrigerator), and a spacious walk-through pantry. Enjoy meals in the sunny breakfast nook with direct access to the southwest-facing back deck. A bright and open living room with a modern gas fireplace, a den with dual sliding pocket doors, a powder room, a roomy front entry, and a mudroom complete the main level. Upstairs, the primary suite offers a peaceful retreat with dual doors, southwest windows, a large walk-in closet, and a luxurious 5-piece ensuite featuring a soaker tub, oversized glass shower with bench, dual sinks, and a private water closet. Two additional bedrooms, a central bonus room with tray ceiling, upper-level laundry with linen storage and direct access to the primary closet, and a full 4-piece bathroom complete this level. The unspoiled basement includes a bathroom rough-in and is ready for your custom development. Builder and homeowner upgrades include: central A/C, a water softener, a central vacuum system, Gemstone exterior lighting, and new shingles and siding. The fully fenced southwest backyard backs onto a green space and pathway, and is a low-maintenance oasis - enjoy the deck and stone patio with a cozy fire pit perfect for entertaining or relaxing. There is also plenty of open space for kids or pets to play, a shed, and raised garden

beds for growing flowers or vegetables. Located in a quiet and family-friendly neighbourhood close to parks, schools, shopping, and transit. Nolan Hill is the proposed future site of three potential schools: an Elementary School, a Middle School, and a Catholic K–9 School, which is scheduled to break ground this June. This home is truly move-in ready and shows pride of ownership throughout. Call for more info!