

780-380-6207  
meghan@meghanrobinson.net

## 280 Nolancrest Heights NW Calgary, Alberta

MLS # A2227372



# \$989,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours		

Heating:	In Floor, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Bench & Hooks in Mudroom, Office Shelving, 3 TV Brackets, Storage Shed		

This home is so special & is a MUST SEE! First Time on the Market. This rare location has 2 GREEN SPACES! Out front is a large park & playground that leads down the hill (great for tobogganing) to an even larger green space & soccer fields. Out back is another huge soccer field & playground. Imagine no neighbours directly in front or behind! With low-maintenance landscaping, a 2-tiered deck, BBQ gas hookup, & sunny west exposure, this yard is meant for relaxing & enjoying. Stepping inside you will find over 3,100 sqft of beautifully finished living space. A large entry welcomes you with a flex space just to the left, perfect for a home office. The wide-plank hardwood flooring draws you into the heart of the home — this dramatic main living space features 18' ceilings in the living room, floor to ceiling windows complete with remote custom blinds, 9' ceilings throughout the rest of the main floor, a cozy gas fireplace, a bright & sunny dining area & FULLY UPGRADED kitchen. Any modest chef or baker will love the massive island, quartz counters, oversized upper cabinets, builtin pantry AND walkthrough pantry. The upgraded stainless appliance package includes a 5-burner gas range, sleek hood fan & filtered water/ice maker inside the refrigerator. A bonus room that is perfect for movie nights sits at the top of the stairs & separates the primary suite from the rest of the upper floor. The master bedroom overlooks the green space & city views to the west. In the 5pc ensuite bathroom find a soaker tub, oversized tiled shower, double vanity, in-floor heat & a large walk-in closet. Another very special feature of this home is that the 2 other bedrooms on the upper level each have their own dedicated 4pc bath — perfect for teenagers or guests. For added convenience, the laundry room is upstairs as well. The lower level was professionally finished by the

builder with 9' ceilings, a 2nd gas fireplace, 4th bedroom, a 4pc bath, large rec room & plenty of space for a games area or home gym. The 3-zone furnace was upgraded 3 years ago & was just serviced along with the Central A/C unit. Also find a central vacuum system, upgraded lighting fixtures, custom blinds throughout, motion lights in the pantry, an insulated & drywalled double garage & a mudroom to store all your belongings out of sight from the main part of the home. This unbeatable location is surrounded by scenic walking paths while providing easy access to all amenities. Co-op, T&T Supermarket, Costco, Sobeys, Walmart, & a wide variety of restaurants & shops are just minutes away. Commuting is effortless with quick access to Stoney Trail, Deerfoot Trail, & Highway 1A. You're less than 20 minutes from the Calgary International Airport & Cross Iron Mills, & only 30 minutes from downtown. Multiple schools are planned for Nolan Hill in the near future. This stunning property offers luxury, convenience, functionality & an unbeatable location! Book your showing today!