

## 177 Nolancrest Common NW Calgary, Alberta

**MLS # A2232200**



**\$569,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey, Attached-Up/Down		
<b>Size:</b>	1,774 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Gentle Sloping, Landscaped, Low		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NA

Amazing Jayman-built, very spacious, Former Show Home featuring, 3 Bedrooms, 2 1/2 Bathrooms, AIR CONDITIONED and a HEATED Double ATTACHED garage. On the Main Floor is a Family/Exercise Room. A stairway leads you to the 1st Floor, Open Concept Layout comprising of a Living Room, DEN, Kitchen, Dining and a Guest Bathroom. The 2nd Floor Completes the 2 Storey Set Up, Comprising The Master Bedroom with an EnSuite Bathroom and a very Specious Walk-In Closet. There are two other Bedrooms and a Full 4-Piece Bathroom and convenient UPPER FLOOR SIDE BY SIDE WASHER/DRYER. Other Features of this lovely home include 9 FOOT Ceiling on all three Levels. The Master Bedroom overlooks a Children Playground Giving The Parents Peace of Mind, Watching their Children Playing From The Comfort of Their Bedroom. There are Two Balconies in The Home, Another Unusual Feature in Most Townhomes. The Home Was Completely Repainted with An Elegant Off White Colour and All Window Blinds ARE BRAND NEW and recently installed. There are Loads of Value and Upgrades in This Very cozy Home. Excellent Value For Money. But Don't Take My Words For It. Just Come Check It Out!