

320 Nolancrest Circle NW Calgary, Alberta

MLS # A2269783



\$780,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	2016 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the quiet and family friendly community of Nolan Hill! This bright corner lot home offers 6 bedrooms plus a main floor office and a double attached garage. The main floor features an open-concept layout with high-end KitchenAid built-in appliances, luxury finishes throughout, and a convenient walk-through pantry. Upstairs, you'll find four spacious bedrooms. The primary bedroom has a built in custom closet. There's also a bonus room and a convenient laundry room. The fully developed basement includes an illegal suite with two bedrooms, a separate entrance, and its own laundry, an ideal mortgage helper or space for extended family. Located just 20 minutes from Calgary International Airport, minutes from Stoney Trail, and close to shopping, schools, and parks, this home combines comfort, functionality, and convenience.