

**58 Nolancrest Rise NW**  
**Calgary, Alberta**

**MLS # A2290936**



**\$715,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,876 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

**Inclusions:** NA

Welcome to this beautifully maintained family home in the vibrant community of Nolan Hill. Offering 2,631 square feet of developed living space, this spacious two-storey features 4 bedrooms and 3.5 bathrooms—thoughtfully designed to accommodate growing families with comfort and style. Ideally situated with easy access to Stoney Trail and a brand-new school currently under construction, this location truly delivers on convenience. With over 25 dining options, multiple grocery stores, and major retail centres all within a five-minute drive, everyday errands and dining out are effortless. At the heart of the home is a chef-inspired kitchen complete with a gas range, in-wall oven, and a practical walk-through pantry—perfect for both busy mornings and hosting memorable gatherings. Rich hardwood floors and a cozy gas fireplace create a warm, inviting main living space filled with natural light. Upstairs, the massive primary retreat offers a private 4-piece ensuite and spacious walk-in closet. Two additional generously sized bedrooms each feature their own walk-in closets, and the upper-floor laundry adds daily convenience. The fully finished basement expands your living space with an additional bedroom and recreation room. Outside, enjoy a private deck and pristine artificial turf that stays green 365 days a year! With a new roof and siding, (siding Dec 2024, roof Jan 2025) plus a double attached garage complete with epoxy flooring, this move-in-ready home truly stands out. Come see firsthand why this exceptional property is the perfect place to call home.