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107 Nolancrest Rise NW Calgary, Alberta

MLS # A2354818

$799,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Central	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this spacious family home on a nearly 4,600 sq. ft. corner lot in sought-after Nolan Hill. With four bedrooms above grade, central air conditioning, and extensive upgrades throughout, it is ideal for a large or multigenerational family who wants plenty of room both inside and out. The large, south-facing backyard is fully fenced and nicely landscaped, perfect for hosting family and friends. The west side of the basement would be easy to convert with a separate entrance to create a suite, subject to receiving permits and approvals from the City. The main floor features 9' ceilings, hardwood and tile flooring, and a chef’s kitchen with a large island and walk-through pantry. You’ll also find a dining area, a living room with a gas fireplace and upgraded floor-to-ceiling mantle, an office, and a 2-piece bathroom. Upstairs, a family room with vaulted ceiling is joined by a primary bedroom with a 4-piece ensuite and walk-in closet, plus three additional bedrooms, one of them large with its own walk-in closet. A 5-piece bathroom and a laundry room complete the upper floor. The fully finished basement offers a wet bar/kitchen area, a huge living room with a second bar, and a large fifth bedroom with its own 3-piece ensuite. Large egress windows bring in plenty of natural light. The double car garage is fully finished as well. Nolan Hill is known for its strong sense of community, walking paths, pond scenery, and neighbourhood gatherings. Sobeys, Walmart, Costco, Canadian Tire, and more are all within a 5-minute drive, and a brand new Catholic school is being built a short distance away. Come view this home today!

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