

# \$699,000 - 15 Nolancrest Circle Nw, Calgary

MLS® #A2208277

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,799 sqft  
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to this immaculate home with 2,500+ sqft of developed living space, on a quiet street, in the highly sought after community of Nolan Hill. Built by Shane Homes, this incredible abode features a premium stone-faced exterior, open concept floor plan, 9' ceilings on the main, modern finishings, premium light fixtures, hardwood floors and an abundance of light throughout the entire home. Inside you are greeted with a bright and inviting living room showcasing a large picture window and a corner gas fireplace creating a cozy atmosphere. A central kitchen is ideal for entertaining and open to the rest of the main floor living areas. Crisp white full height cabinetry and stunning granite counters draw you in while an extra deep central eat-up island includes a double sink and ensures plenty of prep space. A corner pantry ensures there's ample room for all your culinary requirements keeping your counters free for additional work space. The adjacent dining area is flooded with natural light and leads to your raised deck where you can enjoy dinners al fresco. Conveniently tucked away is a powder room and mud-room with custom cubby built-ins that lead to the double attached garage. Plush carpets will lead you upstairs where you will find a central bonus room making this an ideal space for kids to play while adults entertain downstairs. The primary retreat is separate from the other two bedrooms for the utmost privacy and is highlighted by large windows and a 5pc



ensuite offering his/her sinks, vanity counter, soaker tub, separate shower and a walk-in closet. Down the hall is a convenient laundry room, full bathroom and the other two generous bedrooms, each with their own walk-in closet. Making your way downstairs you'll find gorgeous LVP flooring and plenty of rec room space for a home office, family room, and/or home gym. A utility room showcases a massive storage room ensuring ample room for all your seasonal items. Step outside to the lovely landscaped backyard where you will find your very own oasis with plenty of trees, apple and pear trees, and gorgeous perennials. The West exposed backyard can be enjoyed with friends and family for BBQs, or just relax and unwind after a long day with a glass of wine. Primely situated with quick access to shopping, groceries, recreation centres, and excellent schools, including a new catholic school that's under construction. Unbeatable value at this price!

Built in 2016

### **Essential Information**

MLS® #	A2208277
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,799
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15 Nolancrest Circle Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0T8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Treed, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	R-G
HOA Fees	105

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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