

\$1,150,000 - 178 Nolancrest Rise Nw, Calgary

MLS® #A2104406

\$1,150,000

7 Bedroom, 5.00 Bathroom, 2,715 sqft

Residential on 0.15 Acres

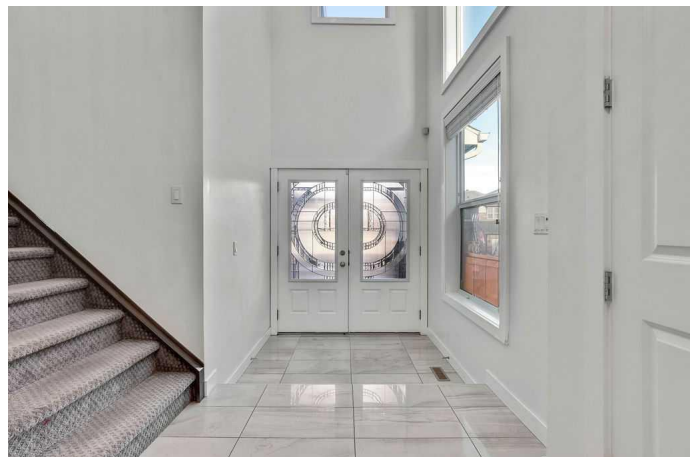
Nolan Hill, Calgary, Alberta

Indulge in the splendor of this impeccably crafted luxury modern residence situated in the tranquil community of Nolan Hills. Constructed in 2015, this home epitomizes contemporary living with its sleek design and upscale features, offering a truly luxurious lifestyle. Encompassing over 3,850 square feet, the residence boasts a spacious layout that seamlessly combines comfort and style. Upon entering, the modern elegance of the interior immediately captivates. The main floor showcases a versatile bedroom/office, an expansive living area, a well-appointed dining space, and a gourmet kitchen. The kitchen, a chef's dream, is equipped with a centrally placed stove cooktop and a high-end exhaust fan. Completing the main floor is a convenient full bath.

Abundant windows flood the home with natural light, creating a warm and inviting ambiance that complements the contemporary design. Notably, As an option, the property is available for purchase fully furnished, mirroring the sophisticated aesthetic seen in the pictures for a negotiable price.

The triple garage, featuring a tandem garage door, provides easy backyard access and ample space for parking a boat, RV, or other recreational vehicles.

Upstairs, discover four generously sized bedrooms, three baths, a loft area, and a separate office space. Two bedrooms boast private ensuites, enhancing the sense of luxury and privacy. The master bedroom, a



true retreat, offers ample space, a lavish ensuite, and an impressive walk-in closet. The fully developed basement, ideal space for extended family. It includes two spacious bedrooms, a large living area, a computer area, and a modern kitchen, all with a separate entry for privacy and convenience. Step into the backyard, a tranquil haven with a two-step deck and covered sitting area. The property also provides access to a scenic walkway, perfect for leisurely strolls amidst parks and valleys. Conveniently located near Stoney Trail, this home offers easy access to different parts of the city, simplifying daily commuting. Embrace nearby amenities, including a plethora of shopping options, restaurants, parks, and self-care facilities within reach. Seize this extraordinary opportunity to own a fully furnished, luxurious, and modern oasis in the heart of Nolan Hills.

Built in 2015

Essential Information

MLS® #	A2104406
Price	\$1,150,000
Sold Price	\$1,090,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,715
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	178 Nolancrest Rise Nw
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Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3r0t2

Amenities

Amenities	None
Utilities	Cable Internet Access, Cable Connected, DSL Available, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Available
Parking Spaces	6
Parking	Concrete Driveway, Driveway, Garage Door Opener, RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Electric Cooktop, Electric Stove, Humidifier, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Greenbelt, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 29th, 2024
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Date Sold	March 9th, 2024
Days on Market	40
Zoning	R-1N
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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