

\$769,900 - 55 Nolancrest Rise Nw, Calgary

MLS® #A2123240

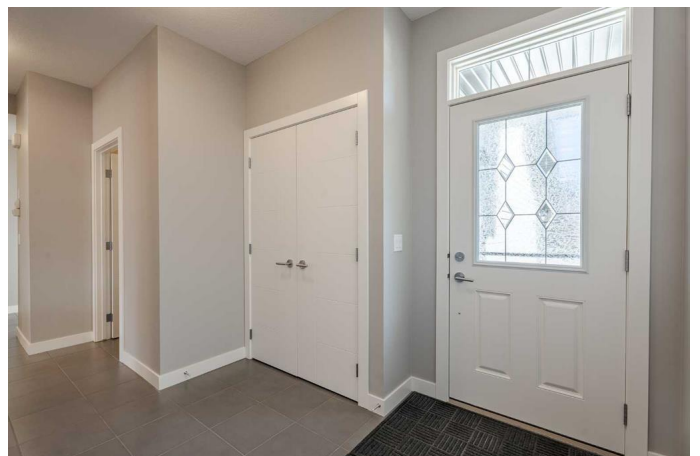
\$769,900

3 Bedroom, 3.00 Bathroom, 2,029 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Perfect Family Home in Nolanhill | Parks & Playgrounds | Shopping Centres Nearby | Phenomenal Value – Welcome to 55 Nolancrest Rise! This beautiful home is at the heart of the desirable neighbourhood of Nolan Hill in NW Calgary, known for it's parks and British Isles inspired master-planned community features. There is so much here for both new and established families! Situated off Sarcee Trail, the community is less than 5 minutes away from Beacon Hill Shopping Centre (Costco, H-Mart Grocer, Sportschek, Canadian Tire, Goodlife Fitness etc.) with easy access to Stoney Trail (the predominant transport corridor to access all around Calgary). Stepping inside the home, you'll find a >2,000 SQFT open floorplan, featuring 3 bedrooms and 2.5 bathrooms for a functional family space. The list of upgrades is extensive here (ask me for more details!). Hardwood floors throughout the main floor, custom cabinetry (extended height), customized layout to open the front entryway, additional pot lights throughout, stone featured fireplace, TV conduits (to keep cable mess to a minimum), widened garage, central air conditioning, Samsung appliance all around, Sakura range hood, low maintenance landscaping, just to name a few! Walking into the kitchen, you're greeted with an open living area (9 foot ceilings) and the island with clean white quartz countertops and light coloured cabinetry. Kitchen cabinets made to extend higher than builder standards, with custom display details.



Undermount lights, deep stainless steel double sink, induction range - the details are what matter here. Kitchen opens up to the dining room, looking into the backyard across the living room. In the living room you'll find a gas fireplace, with custom stone details. The large back deck makes entertaining guests an ease in the summer, featuring custom lights on steps for safety but also an ambience on those evenings. Upstairs you'll find a big BONUS bright bonus room, perfect for a kids play area or an office space. Both bedrooms feature their own closets, across the main bathroom. The primary suite includes a full walk-in closet, and a large ensuite with dual vanities, shower, soaker tub. Basement is undeveloped, perfect for your dream project! Call your favourite realtor and BOOK YOUR SHOWING TODAY!

Built in 2015

Essential Information

MLS® #	A2123240
Price	\$769,900
Sold Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,029
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Nolancrest Rise Nw
Subdivision	Nolan Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J3

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Masonite, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	May 21st, 2024
Days on Market	34
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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