

**66 Nolancrest Circle NW  
Calgary, Alberta**

**MLS # A2224368**



**\$744,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,944 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Parking Pad, Paved		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Low Maintenance Landscape		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished, Walk-Out To Grade

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** water soften

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

Welcome to this well maintained 2-story home in the highly sought-after community of Nolan Hill, offering 1,944 sq. ft. of thoughtfully designed living space. This bright and open floor plan features 3 spacious bedrooms and 2.5 bathrooms, perfect for families or those who love to entertain. A WALKOUT BASEMENT adds incredible potential and versatility to the home. Enjoy numerous upgrades, including: professionally landscaped backyard (\$35,000 value), new professionally painted walls, new carpets, enlarged double garage for extra storage and convenience, full railing staircase for a modern touch, upgraded kitchen with an enlarged island, granite countertops, and natural gas stove—ideal for home chefs, 9-foot ceilings and hardwood flooring throughout the main floor, recently replaced microwave and new roof for added peace of mind. The kitchen opens to a spacious dining nook with direct access to a well-crafted patio, ideal for enjoying the beautifully landscaped backyard. Upstairs, the large primary bedroom features a luxurious ensuite complete with separate shower, dual vanities, and a walk-in closet. The upper level also includes two additional generously sized bedrooms, a convenient laundry room, a versatile den, and a huge bonus room—perfect for a home office, playroom, or entertainment space. Located just a short drive from Shaganappi and Sarcee Trails, and close to shopping centers, schools, and recreation facilities. Call your REALTOR® today to book a private showing and experience all this exceptional home has to offer!