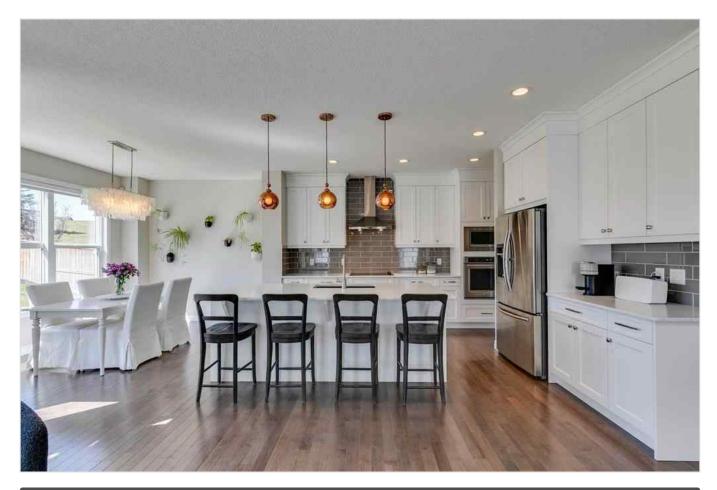
## >

## 43 Nolancrest Manor NW, Calgary, Alberta - \$835,000



Main Photo

## **Property Description**

Nolan Hill – 43 Nolancrest Manor NW: Welcome to this beautifully maintained, original-owner home in the desirable community of Nolan Hill. Built by Trico Homes, this upgraded 2-storey offers over 2,500 sq ft of functional and stylish living space with 3 bedrooms, 2.5 bathrooms, and an attached double garage - ideal for your growing family. The open-concept main floor features hardwood flooring, a chef-inspired kitchen with white cabinetry, quartz countertops, stainless steel appliances (cooktop, wall oven & microwave, chimney hood fan, and refrigerator), plus a walk-through pantry for added convenience. The sunny breakfast nook offers direct access to the southwest-facing deck, while a sleek gas fireplace adds an inviting touch to the living room. Completing the main level are a private den with dual sliding pocket



Nick JM Profeta CIR Realty nick@connectgroupcalgary.com P: 403.614.6164

M: 403.560.2166

doors, a powder room, a front foyer, and a mudroom with built-ins. Upstairs, the primary bedroom impresses with double door entry, southwest-facing windows, a spacious walk-in closet, and a spa-like 5piece ensuite with soaker tub, oversized glass shower with bench, dual sinks, and a private water closet. Two additional bedrooms, a central bonus room with a tray ceiling, upper laundry with linen storage and direct access to the primary closet, and a 4-piece main bath complete this floor. The unspoiled lower level includes a bathroom rough-in and awaits your personal design. Notable upgrades include central A/C, water softener, central vacuum system, Gemstone exterior lighting, and recently replaced shingles and siding. The fully landscaped backyard backs onto a green space and pathway, creating a private, lowmaintenance retreat complete with a deck, stone patio, fire pit, shed, raised garden beds, and plenty of room for children or pets to play. Perfectly located on a quiet street within minutes of playgrounds, soccer fields, shopping, transit, and schools with two new schools currently under construction, an Elementary School, and a Catholic K-9 School as well as a third proposed Middle School. This location is ideal for school-aged families, providing walkability and accessibility to all 3 future school sites while avoiding pickup/drop-off congestion. This property combines comfort, convenience, and lasting value. Pride of ownership is evident throughout, making this a true move-in-ready home. Book your private showing today!

## **REALTOR Referral**



**REALTOR®** 

Mobile: 403.560.2166

Email: nick@connectgroupcalgary.com

**Website:** https://www.real-estate-homes.ca/

Courtesy Of: CIR Realty



Nick JM Profeta CIR Realty nick@connectgroupcalgary.com P: 403.614.6164 M: 403.560.2166