

# \$674,900 - 325 Nolancrest Circle Nw, Calgary

MLS® #A2217932

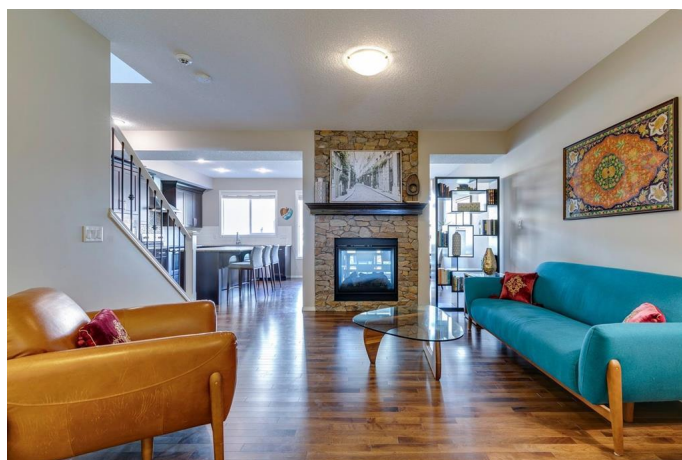
**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,837 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

**\*\*OPEN HOUSE Sunday May 11th, 2:00PM-4:00pm!!\*\*** Welcome Home to this wonderful 2 storey boasting over 1,800 sq ft of developed living space. Inside a spacious foyer you'll find a bright open concept living space with hardwood floors, large windows drenching the home in natural light and impeccable finishings. The living room is the perfect place to unwind with a glass of wine or good book as you cozy up to the stone surround two-way gas fireplace. On the other side of the fireplace is a spacious dining area that offers access to the rear West exposed deck maximizing your area of entertainment. The bright kitchen is the heart of the home and will inspire your inner chef, showcasing rich mahogany cabinetry, granite counters and glass tile backsplash, eat-up centre island, and a coffee bar station with plenty of space for a beverage fridge. The walk-through pantry ensures plenty of space for all your culinary needs and leads to a mudroom. Access to the attached and insulated double car garage. As you ascend to the second level, plush carpets lead to a brightly lit bonus room, full bathroom, convenient laundry, and three generous bedrooms. The primary retreat offers West exposed windows capturing that warm afternoon and evening sun, a spacious walk-in closet, and lavish 5pc ensuite with his/her sinks, luxurious soaker tub and separate shower. The unfinished lower level is ready for your inspiration with plenty of room to develop a rec room, home gym or guest bedroom, and



bathroom. The rear yard is a gardening enthusiasts dream blank canvas with ample green space for planting stunning perennial gardens, trees/shrubs, and even room for a cozy fire pit. Dinners on the back deck is a perfect place to visit and relax with friends and family. This prime location is located mere minutes to great schools, walking paths, shopping, recreation facilities and easy access to Shaganappi and Stoney Trail. The Nolan Hill Community Association is community driven and offers plenty of holiday events, seasonal BBQs, and sports programs for your family to partake in. Come see how lovely this community is and see how easy it is to envision your family living in this wonderful home.

Built in 2015

### **Essential Information**

MLS® #	A2217932
Price	\$674,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,837
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	325 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
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, City Lot, Interior Lot, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX House of Real Estate
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