



# 91 Nolancrest Circle Calgary Alberta

\$799,900

HUGE PRICE REDUCTION !.....PRICE TO SELL!...Welcome to 91 Nolancrest Circle NW, a meticulously crafted 2-story home in the highly sought-after Nolan Hill community, offering nearly 3,000 square feet of refined living space. This family-centric residence features 4 generously sized bedrooms, 2.5 bathrooms, and a south-facing backyard, making it an ideal haven for comfort and entertainment. The main floor greets you with a grand foyer leading to a bright, open-concept living area with 9-foot ceilings. The chef's kitchen, equipped with stainless steel appliances, gleaming quartz countertops, a chimney-style hood fan, and custom cabinets, is complemented by a walk-through pantry and adjacent mudroom. The upper level showcases a luxurious master retreat complete with a spa-inspired 5-piece ensuite, including a large soaker tub and a tiled shower, as well as a spacious walk-in closet. Additional features include two more well-sized bedrooms, a 4-piece bath, a dedicated laundry room, and a sizable bonus room perfect for cozy movie nights. The finished basement adds to the home's allure with large windows, vinyl laminate flooring, a large family room with theatre lighting, and a fourth bedroom. This home is packed with extra values such as air conditioning, a water softener, a drinking water system, walk in closets in all bedrooms and rough-ins for basement bathrooms. Located with quick access to local amenities, including Beacon Hill Plaza, Costco, banks, and restaurants, and major roads like 144th Avenue and Symons Valley Road, as well as the Stoney Trail ring road, this property ensures minimal traffic congestion and convenient city travel. With every detail thoughtfully designed, this home radiates pride of ownership and is ready to become your ultimate family sanctuary. (id:6769)

4pc Bathroom 8.08 Ft x 4.83 Ft  
5pc Bathroom 10.75 Ft x 9.42 Ft  
Bedroom 17.25 Ft x 12.00 Ft  
Bedroom 15.33 Ft x 10.42 Ft  
Laundry room 8.25 Ft x 6.92 Ft  
Bonus Room 16.50 Ft x 13.42 Ft  
Primary Bedroom 13.00 Ft x 13.00 Ft

Bedroom 11.42 Ft x 9.67 Ft  
Recreational, Games room 26.08 Ft x 12.25 Ft  
2pc Bathroom 5.25 Ft x 4.92 Ft  
Dining room 11.00 Ft x 8.83 Ft  
Kitchen 14.83 Ft x 13.00 Ft  
Living room 23.00 Ft x 14.08 Ft  
Other 9.08 Ft x 8.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Mirror

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