



280 Nolancrest Heights Calgary Alberta

\$859,900

Proudly on the market for the first time, this remarkable property boasts a one-of-a-kind location with not one but two expansive green spaces. Directly out front, a large park with a playground leads down a gentle hill (perfect for winter tobogganing) into an even larger field complete with soccer pitches. Out back? Another massive green space & playground. With no direct neighbors in front or behind, you'll enjoy rare privacy in a family community setting. The backyard is designed for low-maintenance living, featuring a two-tiered deck, gas line for your BBQ, & sun-drenched west exposure. You can watch the kids play from the kitchen. Step inside to discover almost 3,400sqft of thoughtfully finished living space. A spacious front entryway opens to a versatile flex room, ideal for a home office or reading nook. Rich, wide-plank hardwood flooring flows through the open-concept main floor, leading you to a dramatic living area with 18-foot ceilings, floor-to-ceiling windows, & remote-controlled custom blinds. The cozy gas fireplace anchors the space, complemented by a bright dining area & a fully upgraded kitchen any cooking enthusiast will love. The kitchen features a massive island, quartz countertops, extra-tall upper cabinets, built-in pantry, & a walk-through pantry for added storage. Top-tier stainless steel appliances include a 5-burner gas stove, sleek hood fan, & a refrigerator with built-in ice & water filtration. Upstairs, a bonus room is perfect for movie nights & separates the primary suite from the secondary bedrooms. The primary offers sweeping views of the park & back yard. The luxurious 5-piece ensuite includes a soaker tub, oversized tiled shower, dual sinks, in-floor heating, & a large walk-in closet. Each of the other two bedrooms upstairs has its own private 4-piece bathroom, making it an ideal layout for teens, guests, or multi-generational living...

Recreational, Games room 26.08 Ft x 27.08 Ft

Bedroom 12.83 Ft x 9.67 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Furnace 13.00 Ft x 13.58 Ft

Kitchen 13.08 Ft x 14.42 Ft

Dining room 13.08 Ft x 10.33 Ft

Other 7.42 Ft x 11.58 Ft

Primary Bedroom 12.92 Ft x 15.50 Ft

5pc Bathroom 11.17 Ft x 11.67 Ft

Other 11.17 Ft x 6.00 Ft

Bedroom 10.33 Ft x 14.42 Ft

4pc Bathroom 5.08 Ft x 7.92 Ft

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Living room 14.08 Ft x 15.42 Ft
Office 12.42 Ft x 9.83 Ft
Foyer 10.00 Ft x 10.42 Ft
2pc Bathroom 7.25 Ft x 3.08 Ft

Bedroom 9.50 Ft x 16.50 Ft
4pc Bathroom 6.08 Ft x 9.17 Ft
Bonus Room 15.75 Ft x 11.42 Ft