

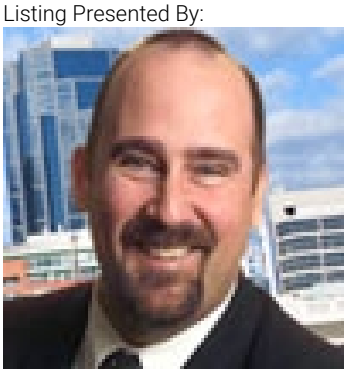
103 Nolancliff Crescent Calgary Alberta

$874,900

OPEN HOUSE SUN NOV 22 FROM 1215-215PM Welcome to 103 Nolancliff Crescent NW -- a truly turnkey family home where pride of ownership is evident inside and out. Thoughtfully maintained, extensively upgraded and offering nearly 3,000 sq. ft. of developed living space, this is the kind of home where you can simply move in and enjoy. Better yet, many of the big-ticket items have already been taken care of, including a new roof and siding in 2025 and a new water heater in 2026.Step inside to a bright, open main floor filled with natural light, warm hardwood flooring, stylish lighting and thoughtful details including custom wainscotting. At the heart of the home is a well-equipped kitchen with abundant cabinetry, generous counter space, a large island, newer appliances and a walk-through pantry connecting conveniently to the mudroom and garage. The dining area flows directly to the backyard, while the inviting living room is anchored by a fireplace and feature wall. A separate front den offers the perfect home office, sitting room or flexible space away from the main living area.Upstairs, the layout was made with family living in mind. A spacious bonus room provides a second place to gather, while the primary retreat is nicely separated from the secondary bedrooms and features a custom walk-in closet and 5-piece ensuite. Two additional bedrooms, a full bathroom and convenient upper-floor laundry with a new washer and dryer complete the level.The fully developed basement adds another entire layer of living space with a large recreation/media room, fourth bedroom, full bathroom, office/flex room and plenty of storage. Whether you need room for teenagers, overnight guests, a home gym, movie nights or another workspace, this level gives you the flexibility to make it your own.The outdoor space is every bit as impressive. Extensive landscaping creates a private, establishe...

Bedroom 10.00 Ft x 12.58 Ft
Office 11.33 Ft x 6.58 Ft
Recreational, Games room 15.50 Ft x 24.75 Ft
Furnace 10.08 Ft x 15.58 Ft
4pc Bathroom 10.00 Ft x 4.92 Ft
Storage 3.42 Ft x 5.50 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
5pc Bathroom 9.75 Ft x 14.25 Ft
Primary Bedroom 12.75 Ft x 13.83 Ft
Other 8.25 Ft x 8.17 Ft
Laundry room 8.00 Ft x 5.08 Ft
Family room 14.25 Ft x 15.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Breakfast 10.00 Ft x 12.50 Ft

Kitchen 9.92 Ft x 12.92 Ft

Living room 12.00 Ft x 15.00 Ft

Dining room 7.92 Ft x 9.75 Ft

Bedroom 8.67 Ft x 13.08 Ft

Bedroom 8.83 Ft x 15.17 Ft

4pc Bathroom 8.00 Ft x 9.42 Ft