



20 Nolancrest Green Calgary Alberta

\$699,999

(Aggressively priced below its City assessment \$ 757.5K) Well kept executive home situated in a quiet street overseeing the Green Space with Playground / Soccer Field... Hardwood on Main with a Great Room concept (combined Family & Dining Rooms, and kitchen) and a French Door Den. Featuring 9' ceiling with knockdown ceiling and multiple pot lights. Good size kitchen with Island & breakfast bar. Granite counter-top with undermount sink, and newer (2024) appliances (Fridge, Dishwasher, Washer, Dryer & Hood Fan), light fixtures & window coverings. Kitchen sliding door to the oversized backyard. 2nd Level with 3 bedrooms, Bonus Room (that could be converted / used as 4th bedroom), and the handy Laundry. Master Bedroom has walk-in closet, Ensuite with Jet-Tub, separate shower & his / her sinks. Basement partially finished with a 3 pc Bath (with Permit), and ample space for Rec / Living Room & Bedroom / storage. Easy access everywhere, & close proximity to transportation / schools / shopping & all amenities. View to feel it's talking to you like home. Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. ** Few hours' Notice req'd. ** [Seller requires at least 9 hours' Notice btwn booking vs. viewing] (id:6769)

4pc Bathroom 8.67 Ft x 5.08 Ft

5pc Bathroom 11.58 Ft x 9.92 Ft

Bedroom 12.75 Ft x 9.92 Ft

Bedroom 11.92 Ft x 9.92 Ft

Family room 18.00 Ft x 11.83 Ft

Laundry room 8.67 Ft x 5.92 Ft

Primary Bedroom 14.75 Ft x 12.58 Ft

3pc Bathroom 7.50 Ft x 7.08 Ft

Recreational, Games room 22.17 Ft x 16.92 Ft

Furnace 22.17 Ft x 10.33 Ft

2pc Bathroom 6.50 Ft x 2.92 Ft

Dining room 10.92 Ft x 9.00 Ft

Foyer 7.08 Ft x 4.67 Ft

Kitchen 13.42 Ft x 10.92 Ft

Living room 21.08 Ft x 12.42 Ft

Den 9.00 Ft x 6.58 Ft

Pantry 4.75 Ft x 4.33 Ft

Listing Presented By:



Originally Listed by:
Grand Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca