

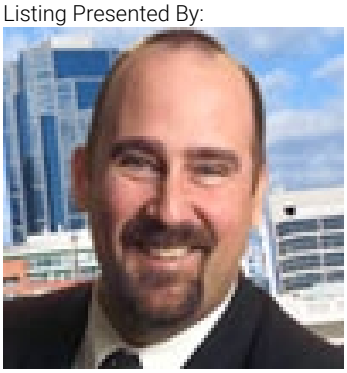
232 Nolancrest Heights Calgary Alberta

$919,000

Open House, Saturday November 7, Noon-2pm...Hello, Gorgeous! Two full kitchens, one walkout, and a park across the street: welcome to 232 Nolancrest Heights NW in Nolan Hill. This fully developed home offers more than 3,500 square feet of total developed living space, with 2,534 square feet above grade (RMS), five bedrooms and three and a half bathrooms, and the walkout level has just been finished as an illegal suite.That lower level is the news. The illegal suite has a brand new kitchen with a refrigerator and stove, two bedrooms, a full bathroom, its own laundry and a living area that opens at grade to the yard. On the main floor, the kitchen, dining and living areas flow together around a gas fireplace, with a walk through pantry, a private office, a mudroom and a double attached garage keeping daily life organized. Upstairs, a generous bonus room sits between the primary bedroom and two more bedrooms. The primary has a large walk in closet and a five piece ensuite with dual vanities, a soaker tub and a separate shower, and the upper laundry is steps away.Then there is the setting. The home faces an expansive park and green space, with pathways out front and a walking path along the back. A new kindergarten to grade 9 school is under construction just down the street, and shopping, restaurants, Shaganappi Trail, Sarcee Trail and Stoney Trail are all close by.A home this complete, in a location this connected, is rare. Book your private showing today. Please note the illegal suite is not registered with the City of Calgary's Secondary Suite Registry, and buyers should make their own inquiries with the City regarding permits and permitted use. (id:6769)

3pc Bathroom 7.90 M x 9.90 M
5pc Bathroom 13.00 M x 14.90 M
Bedroom 9.40 M x 13.11 M
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Family room 18.80 M x 18.90 M
Laundry room 10.80 M x 5.11 M
Primary Bedroom 14.00 M x 17.20 M
Other 10.80 M x 9.10 M
Bedroom 11.80 M x 9.10 M
Recreational, Games room 15.10 M x 17.00 M
Furnace 8.30 M x 12.50 M
2pc Bathroom 5.00 M x 4.11 M
Dining room 12.11 M x 8.10 M
Foyer 11.10 M x 10.30 M
Kitchen 13.00 M x 14.20 M
Living room 11.11 M x 17.50 M

Listing Presented By:



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RE/MAX Realty Professionals

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

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

4pc Bathroom 9.10 M x 4.11 M

Bedroom 18.11 M x 12.50 M

Office 7.00 M x 9.10 M