



## 320 Nolancrest Circle Calgary Alberta

\$768,888

Priced below City's property assessment! Perched on a prime CORNER LOT, this stunning, extensively UPGRADED home combines modern luxury with family-friendly spaces, abundant light, a LARGE YARD perfect for play and entertaining, and ample street parking. The UPGRADED KITCHEN features high-end KitchenAid Built-In Appliances, Granite Countertops, a cooktop with microwave mounted above the wall oven, and a Walk-Through Pantry accessible directly from the garage through the mudroom, making it easy and convenient to unload groceries and other essentials. A flexible room with a window on the main floor can easily serve as a BEDROOM, home office, study, or TV room, offering versatile main-level living. Upstairs, four spacious bedrooms provide plenty of room for family and guests. The laundry room on the upper level is thoughtfully upgraded with a sink and countertop, ideal for storage, folding, or ironing. The master bedroom features a custom-built walk-in closet with shoe racks, drawers, and a designer closet door, combining style and functionality. A bonus room and wide hallway create additional space perfect for kids' play, hobbies, or relaxation. A thoughtfully designed open-to-below feature at the bonus room landing elegantly overlooks the foyer, creating a sense of openness and showcasing the attention to detail and extra investment in this home. Additional highlights include CENTRAL AIR CONDITIONING, keeping the home refreshingly cool and comfortable even on the hottest summer days. The fully developed basement includes an illegal SUITE with two bedrooms, a separate entrance, and its own laundry, making it an excellent MORTGAGE HELPER or ideal accommodation for extended family. Perfectly positioned, this home is just 5 minutes from Beacon Hill Shopping Centre, Costco, Walmart, medical centres, and major businesses, with easy access to Stoney Trail, Sarcee Trail, and Sh...

Dining room 13.08 Ft x 9.42 Ft

Living room 9.92 Ft x 13.00 Ft

Office 9.50 Ft x 7.92 Ft

Kitchen 13.08 Ft x 12.17 Ft

Foyer 9.42 Ft x 9.25 Ft

Bedroom 9.08 Ft x 9.25 Ft

Bonus Room 19.17 Ft x 16.75 Ft

4pc Bathroom 9.17 Ft x 6.92 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Laundry room 5.50 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://laratatari.cirrealty.ca/>

**RE/MAX Realty Professionals**

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2pc Bathroom 3.33 Ft x 7.17 Ft

Primary Bedroom 13.00 Ft x 15.08 Ft

Other 4.75 Ft x 9.92 Ft

Bedroom 12.42 Ft x 9.58 Ft

Bedroom 10.17 Ft x 9.67 Ft

Bedroom 12.67 Ft x 9.92 Ft

Bedroom 11.58 Ft x 9.08 Ft

Kitchen 9.50 Ft x 4.25 Ft

Recreational, Games room 12.50 Ft x 12.00 Ft