



# 325 NOLANCREST Circle Calgary Alberta

\$724,900

This stunning, air-conditioned 2-storey home offers 1841.63 Sq Ft of developed space and is located on a 3293 Sq Ft lot. Boasting 3 spacious bedrooms, 2 1/2 bathrooms, and an attached double-insulated garage, this property is perfect for both comfort and entertaining. As you step through the bright tiled entryway, you'll immediately notice the 9' knockdown ceilings and a neutral color scheme that enhances the open-concept floor plan. The large living room with hardwood flooring is an ideal space for unwinding after a busy day or hosting gatherings with friends and family. The gorgeous 2-way gas fireplace with stone surround and wooden mantle adds a cozy touch to both the living and dining areas. The dining room, with its large windows and easy access to the backyard deck through a patio door, is perfect for family dinners or entertaining guests. The sleek, modern kitchen features stunning mahogany cabinetry, a tile/glass tile backsplash, stainless steel appliances, a built-in microwave, and beautiful quartz countertops. The island includes a breakfast bar for quick meals on-the-go, while the butler's pantry, with the potential for a bar fridge, offers additional storage space. A convenient walk-through pantry leads to the mudroom, complete with a built-in bench, making it easy to drop off bags or unload groceries. A 2-piece bathroom rounds off the main floor. Upstairs, the carpeted stairs with metal and wood railing lead to the second floor, where you'll find a 4-piece bathroom, a large bonus room with plenty of natural light from big windows--perfect for movie nights or game marathons with family and friends. The 2nd and 3rd bedrooms are a great size, and there's a laundry room with a linen closet for added convenience. The master bedroom offers a spacious walk-in closet with metal shelving and a luxurious 5-piece En-suite. The En-suite features a soothing soake...

- Bonus Room 14.92 Ft x 13.92 Ft
- Primary Bedroom 13.58 Ft x 12.00 Ft
- Other 10.50 Ft x 5.08 Ft
- 5pc Bathroom 10.50 Ft x 8.25 Ft
- Bedroom 11.17 Ft x 8.75 Ft
- Bedroom 11.25 Ft x 8.75 Ft

- Storage 12.00 Ft x 4.58 Ft
- Furnace 8.33 Ft x 7.75 Ft
- Living room 13.92 Ft x 13.00 Ft
- Kitchen 15.58 Ft x 8.75 Ft
- Dining room 13.83 Ft x 10.83 Ft
- Pantry 5.08 Ft x 5.08 Ft

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Laundry room 6.42 Ft x 5.08 Ft  
4pc Bathroom 9.75 Ft x 4.83 Ft  
Family room 21.75 Ft x 11.83 Ft  
Other 19.83 Ft x 13.42 Ft

Foyer 7.75 Ft x 4.58 Ft  
Other 7.17 Ft x 6.42 Ft  
2pc Bathroom 7.67 Ft x 6.42 Ft