



# 55 Nolancrest Manor Calgary Alberta

\$829,000

Rare find: a quality 2-story family home built by Trico Homes, under the Certified New Home Warranty Program for structural coverage until 2027. This house boasts four(4) bedrooms on the upper level and a peaceful south-facing backyard backing onto a green community path. The main floor features 9 ft. ceilings, hardwood and tile flooring, a kitchen with 42" upper cabinetry, quartz countertops, stainless steel appliances, an island with a flush eating bar, and a walk-through pantry. The living room includes a gas fireplace, and the dining nook opens to a rear south-facing deck. The upper level has a master bedroom with a walk-in closet and a 5-piece ensuite, three additional bedrooms, a full bathroom, a central bonus room, and laundry. The unfinished basement with 9 ft. ceilings includes roughed-in plumbing for future basement development and radon gas mitigation, awaiting your personal touches. Additionally, this home is close to Costco, Home Depot, schools, and playgrounds, making it a convenient location for shopping and education. (id:6769)

- 4pc Bathroom 2.60 M x 1.47 M
- 5pc Bathroom 3.98 M x 3.12 M
- Bedroom 3.00 M x 3.35 M
- Bedroom 3.37 M x 3.35 M
- Bedroom 3.55 M x 3.00 M
- Bonus Room 3.82 M x 5.92 M

- Laundry room 2.55 M x 2.29 M
- Primary Bedroom 3.91 M x 4.22 M
- 2pc Bathroom 2.14 M x .82 M
- Dining room 3.45 M x 2.71 M
- Kitchen 4.29 M x 3.74 M
- Living room 3.52 M x 5.75 M

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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