



**YOUR
NEW HOME**

58 Nolancrest Rise Calgary Alberta

\$715,000

Welcome to this beautifully maintained family home in the vibrant community of Nolan Hill. Offering 2,631 square feet of developed living space, this spacious two-storey features 4 bedrooms and 3.5 bathrooms--thoughtfully designed to accommodate growing families with comfort and style. Ideally situated with easy access to Stoney Trail and a brand-new school currently under construction, this location truly delivers on convenience. With over 25 dining options, multiple grocery stores, and major retail centres all within a five-minute drive, everyday errands and dining out are effortless. At the heart of the home is a chef-inspired kitchen complete with a gas range, in-wall oven, and a practical walk-through pantry--perfect for both busy mornings and hosting memorable gatherings. Rich hardwood floors and a cozy gas fireplace create a warm, inviting main living space filled with natural light. Upstairs, the massive primary retreat offers a private 4-piece ensuite and spacious walk-in closet. Two additional generously sized bedrooms each feature their own walk-in closets, and the upper-floor laundry adds daily convenience. The fully finished basement expands your living space with an additional bedroom and recreation room. Outside, enjoy a private deck and pristine artificial turf that stays green 365 days a year! With a new roof and siding, (siding Dec 2024, roof Jan 2025) plus a double attached garage complete with epoxy flooring, this move-in-ready home truly stands out. Come see firsthand why this exceptional property is the perfect place to call home. (id:6769)

Listing Presented By:



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Real Broker

<https://www.repcalgaryhomes.ca/>

RE/MAX Realty Professionals

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- 4pc Bathroom 6.67 Ft x 5.08 Ft
- Bedroom 8.83 Ft x 13.25 Ft
- Exercise room 9.08 Ft x 6.92 Ft
- Recreational, Games room 10.67 Ft x 15.42 Ft
- Storage 7.75 Ft x 9.58 Ft
- Furnace 7.58 Ft x 7.50 Ft
- 2pc Bathroom 6.50 Ft x 2.75 Ft
- Dining room 10.00 Ft x 10.75 Ft
- Foyer 6.67 Ft x 10.25 Ft

- Living room 11.08 Ft x 16.00 Ft
- 4pc Bathroom 7.17 Ft x 5.08 Ft
- 4pc Bathroom 9.67 Ft x 9.17 Ft
- Bedroom 9.17 Ft x 11.92 Ft
- Bedroom 12.17 Ft x 11.17 Ft
- Bonus Room 13.00 Ft x 13.42 Ft
- Laundry room 8.25 Ft x 5.50 Ft
- Primary Bedroom 11.58 Ft x 16.08 Ft
- Other 9.08 Ft x 6.08 Ft

