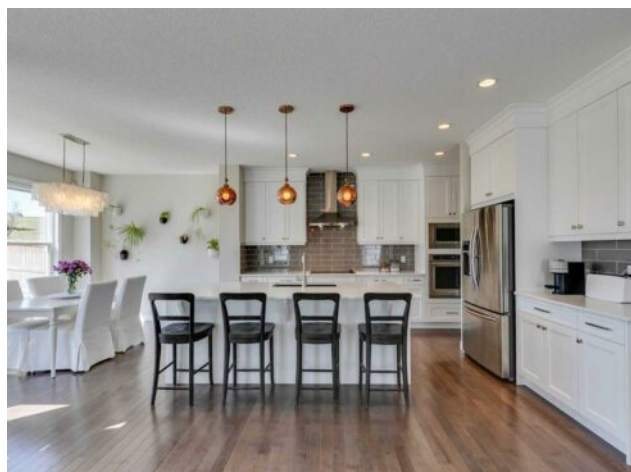


43 Nolancrest Manor NW Calgary, Alberta

MLS # A2256425



\$835,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,506 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: TV Mount (2), Alarm System, Peg Board in upstairs office/bedroom

Nolan Hill – 43 Nolancrest Manor NW: Welcome to this beautifully maintained, original-owner home in the desirable community of Nolan Hill. Built by Trico Homes, this upgraded 2-storey offers over 2,500 sq ft of functional and stylish living space with 3 bedrooms, 2.5 bathrooms, and an attached double garage - ideal for your growing family. The open-concept main floor features hardwood flooring, a chef-inspired kitchen with white cabinetry, quartz countertops, stainless steel appliances (cooktop, wall oven & microwave, chimney hood fan, and refrigerator), plus a walk-through pantry for added convenience. The sunny breakfast nook offers direct access to the southwest-facing deck, while a sleek gas fireplace adds an inviting touch to the living room. Completing the main level are a private den with dual sliding pocket doors, a powder room, a front foyer, and a mudroom with built-ins. Upstairs, the primary bedroom impresses with double door entry, southwest-facing windows, a spacious walk-in closet, and a spa-like 5-piece ensuite with soaker tub, oversized glass shower with bench, dual sinks, and a private water closet. Two additional bedrooms, a central bonus room with a tray ceiling, upper laundry with linen storage and direct access to the primary closet, and a 4-piece main bath complete this floor. The unspoiled lower level includes a bathroom rough-in and awaits your personal design. Notable upgrades include central A/C, water softener, central vacuum system, Gemstone exterior lighting, and recently replaced shingles and siding. The fully landscaped backyard backs onto a green space and pathway, creating a private, low-maintenance retreat complete with a deck, stone patio, fire pit, shed, raised garden beds, and plenty of room for children or pets to play. Perfectly located on a quiet street within minutes of playgrounds, soccer fields, shopping, transit, and

schools with two new schools currently under construction, an Elementary School, and a Catholic K–9 School as well as a third proposed Middle School. This location is ideal for school-aged families, providing walkability and accessibility to all 3 future school sites while avoiding pick-up/drop-off congestion. This property combines comfort, convenience, and lasting value. Pride of ownership is evident throughout, making this a true move-in-ready home. Book your private showing today!