

44 Nolancrest Green NW
Calgary, Alberta

MLS # A2250334

\$709,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Private, See Remarks		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, See Remarks		

Inclusions: N/A

BEST BUY IN NOLAN HILLS PRICED TO SELL {Beautiful 4 bedroom Morrison Home in a Great Location! Welcome to this spacious and well cared for 4 bedroom home with a bonus room, offering 2313 sq. ft. of comfortable living space. Priced to sell and move-in ready, this home has been recently painted and features engineered hardwood and tile flooring throughout main level. The open-concept main floor includes a large living room, and flex room- perfect for entertaining family and friends. The walk-through pantry provides convenient access from the kitchen to the garage. Upstairs the primary suite boasts a 5 piece ensuite and walk-in closet, offering a private retreat. Additional bedrooms and bonus space provide plenty of room for the whole family. Enjoy the large backyard in a quiet neighborhood, with quick possession available. Fantastic location: close to schools, shopping and bus routes. Minutes to Beacon Hill, Costco, Walmart and Superstore. This beautiful home offers incredible value in a highly desirable community, do not miss your chance to make it yours! .House exterior has new Roof ,Facia and siding has been repaired .PRICE REDUCED Open House Saturday October 11 from 1245 to 345