\$989,000 - 280 Nolancrest Heights Nw, Calgary

MLS® #A2227372

\$989,000

4 Bedroom, 5.00 Bathroom, 2,353 sqft Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

This home is so special & is a MUST SEE! First Time on the Market. This rare location has 2 GREEN SPACES! Out front is a large park & playground that leads down the hill (great for tobogganing) to an even larger green space & soccer fields. Out back is another huge soccer field & playground. Imagine no neighbours directly in front or behind! With low-maintenance landscaping, a 2-tiered deck, BBQ gas hookup, & sunny west exposure, this yard is meant for relaxing & enjoying. Stepping inside you will find over 3,100 sqft of beautifully finished living space. A large entry welcomes you with a flex space just to the left, perfect for a home office. The wide-plank hardwood flooring draws you into the heart of the home â€" this dramatic main living space features 18' ceilings in the living room, floor to ceiling windows complete with remote custom blinds, 9' ceilings throughout the rest of the main floor, a cozy gas fireplace, a bright & sunny dining area & FULLY UPGRADED kitchen. Any modest chef or baker will love the massive island, quartz counters, oversized upper cabinets, builtin pantry AND walkthrough pantry. The upgraded stainless appliance package includes a 5-burner gas range, sleek hood fan & filtered water/ice maker inside the refrigerator. A bonus room that is perfect for movie nights sits at the top of the stairs & separates the primary suite from the rest of the upper floor. The master bedroom overlooks the green space & city views to the west. In the 5pc ensuite







bathroom find a soaker tub, oversized tiled shower, double vanity, in-floor heat & a large walk-in closet. Another very special feature of this home is that the 2 other bedrooms on the upper level each have their own dedicated 4pc bath â€" perfect for teenagers or guests. For added convenience, the laundry room is upstairs as well. The lower level was professionally finished by the builder with 9' ceilings, a 2nd gas fireplace, 4th bedroom, a 4pc bath, large rec room & plenty of space for a games area or home gym. The 3â€"zone furnace was upgraded 3 years ago & was just serviced along with the Central A/C unit. Also find a central vacuum system, upgraded lighting fixtures, custom blinds throughout, motion lights in the pantry, an insulated & drywalled double garage & a mudroom to store all your belongings out of sight from the main part of the home. This unbeatable location is surrounded by scenic walking paths while providing easy access to all amenities. Co-op, T&T Supermarket, Costco, Sobeys, Walmart, & a wide variety of restaurants & shops are just minutes away. Commuting is effortless with quick access to Stoney Trail, Deerfoot Trail, & Highway 1A. You're less than 20 minutes from the Calgary International Airport & Cross Iron Mills, & only 30 minutes from downtown. Multiple schools are planned for Nolan Hill in the near future. This stunning property offers luxury, convenience, functionality & an unbeatable location! Book your showing today!

Built in 2015

Bedrooms

Essential Information

MLS® # A2227372

4

Price \$989,000

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 2,353
Acres 0.10
Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 280 Nolancrest Heights Nw

Subdivision Nolan Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0V8

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Garage Faces Front,

Insulated

of Garages 2

Interior

Interior Features Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings,

Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Range, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings

Heating In Floor, Forced Air, Natural Gas, Zoned

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas, Living Room, Mantle, Stone, Recreation Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level,

No Neighbours Behind, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2025

Days on Market 10
Zoning R-G
HOA Fees 100
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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