

# \$875,000 - 140 Nolancrest Green Nw, Calgary

MLS® #A2223887

## \$875,000

4 Bedroom, 4.00 Bathroom, 2,200 sqft  
Residential on 0.07 Acres

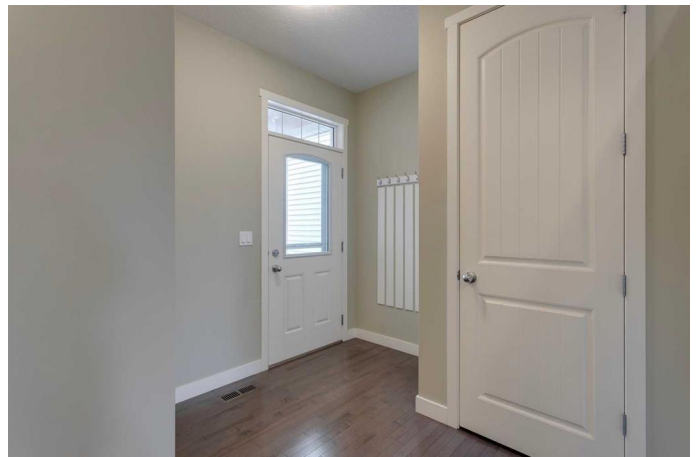
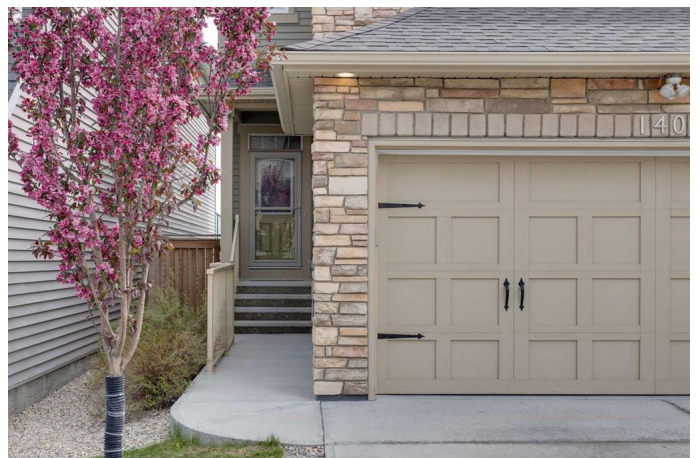
Nolan Hill, Calgary, Alberta

Welcome to 140 Nolancrest Green NW â€” a meticulously maintained and extensively upgraded home in potentially better-than-new condition, offering modern comfort, unbeatable functionality, and stunning natural surroundings. Built to the latest Alberta building code with thoughtful attention to detail, this is not your average Nolan Hill home.

Set on a hand-picked, elevated lot backing directly onto a scenic walking path, this home showcases panoramic eastern views, including unforgettable sunrises and even Aurora Borealis displays visible from the primary bedroom. The walkout basement opens to an exposed aggregate patio, while the full-width upper deck includes privacy panels and a gas line for your BBQ â€” ideal for entertaining or relaxing in peace.

This home includes every builder upgrade plus custom additions by the original owners. Features include triple pane windows, a hot water recirculating pump, HRV system, sump pump, sewer backflow valve, water softener, under sink water filtration, energy-efficient LED lighting throughout, and a brand-new roof and eavestroughs. The oversized 24-foot deep garage was built to accommodate even a full-size truck with room to spare.

Step inside to a spacious mudroom with custom built-in wardrobe and direct access to



a walk-through pantry. The open-concept main floor offers a welcoming family room with gas fireplace, formal dining area leading to the deck, and a beautifully appointed kitchen with espresso oak cabinetry, large island, and abundant counter and storage space. A dedicated main floor office and stylish two-piece powder room complete this level.

Upstairs, the central bonus room features a solar tube skylight and separates the primary suite from the secondary bedrooms for added privacy. The spacious primary retreat offers spectacular views, a four-piece ensuite, and a walk-in closet. At the front of the home, two matching bedrooms share another four-piece bathroom, and the upper floor also includes a convenient laundry room.

The fully finished walkout basement offers a bright and expansive rec room, a fourth bedroom, a three-piece bath, and a pristine utility/storage room.

Located in the established and family-friendly community of Nolan Hill, this home is within walking distance to the newly announced school site, close to parks, shopping, transit (including the #82 route to Brentwood LRT), and major roadways.

If you've been searching for a home that blends high-quality construction, thoughtful upgrades, breathtaking views, and a fantastic location, this is the one. Move-in ready and built to impress – come see it in person today.

Built in 2017

## **Essential Information**

MLS® #	A2223887
Price	\$875,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Nolancrest Green Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V8

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Plug-In, Secured
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Built-in Features, Chandelier, Solar Tube(s), Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater, Water Softener
Heating	Forced Air, Natural Gas, Central, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Rectangular Lot, Views, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	44
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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