

# \$965,000 - 280 Nolancrest Heights Nw, Calgary

MLS® #A2227372

**\$965,000**

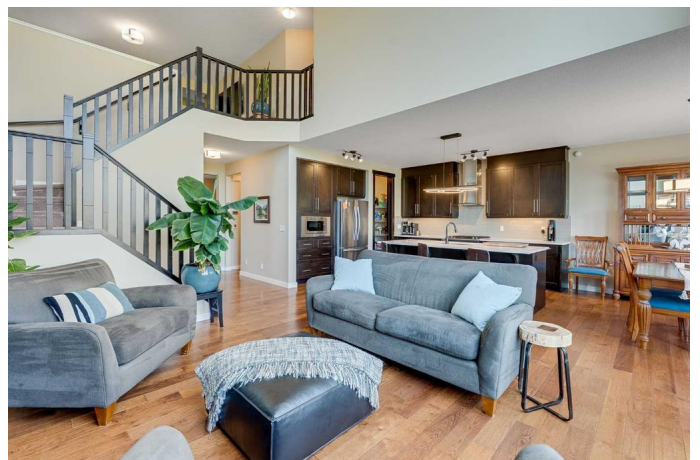
4 Bedroom, 5.00 Bathroom, 2,353 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Welcome to a truly exceptional home! Proudly being offered for the first time, this remarkable property boasts a one-of-a-kind location with not one but two expansive green spaces.

Directly out front, a large park with a playground leads down a gentle hill (perfect for winter tobogganing) into an even larger field complete with soccer pitches. Out back? Another massive green space & playground. With no direct neighbors in front or behind, you'll enjoy rare privacy in a family community setting. The backyard is designed for low-maintenance living, featuring a two-tiered deck, gas line for your BBQ, & sun-drenched west exposure. You can watch the kids play from the kitchen. Step inside to discover almost 3,400sqft of thoughtfully finished living space. A spacious front entryway opens to a versatile flex room, ideal for a home office or reading nook. Rich, wide-plank hardwood flooring flows through the open-concept main floor, leading you to a dramatic living area with 18-foot ceilings, floor-to-ceiling windows, & remote-controlled custom blinds. The cozy gas fireplace anchors the space, complemented by a bright dining area & a fully upgraded kitchen any cooking enthusiast will love. The kitchen features a massive island, quartz countertops, extra-tall upper cabinets, built-in pantry, & a walk-through pantry for added storage. Top-tier stainless steel appliances include a 5-burner gas stove, sleek hood fan, & a refrigerator with built-in ice & water filtration. Upstairs, a bonus room is perfect for movie



nights & separates the primary suite from the secondary bedrooms. The primary offers sweeping views of the park & back yard. The luxurious 5-piece ensuite includes a soaker tub, oversized tiled shower, dual sinks, in-floor heating, & a large walk-in closet. Each of the other two bedrooms upstairs has its own private 4-piece bathroom, making it an ideal layout for teens, guests, or multi-generational living. Conveniently, the laundry room is also on the upper level. The basement was professionally finished by the builder & features 9-foot ceilings, a 2nd gas fireplace, a fourth bedroom, a 4th full bathroom, large rec room, & extra space for a home gym or games area. Additional upgrades include a three-zone furnace (new in 2022 & just serviced), central A/C, central vacuum system, custom lighting, motion-activated pantry lights, & custom blinds throughout. The insulated & drywalled double garage connects to a well-planned mudroom that keeps clutter out of sight. Set on one of Nolan Hill's™ best lots & street, this home is surrounded by scenic walking trails & green spaces, yet just minutes from major shopping hubs including Co-op, T&T, Costco, Walmart, Sobeys, & more. Quick access to Stoney Trail, Deerfoot Trail, & Highway 1A make commuting a breeze, whether you're™ headed downtown, to the airport, or out to the mountains. With schools on the way & every amenity close at hand, this home offers the perfect blend of luxury & functionality all in an unbeatable location!!

Built in 2015

### **Essential Information**

MLS® #	A2227372
Price	\$965,000
Bedrooms	4
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), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range
Heating	In Floor, Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Stone
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	27
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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