

# \$859,900 - 280 Nolancrest Heights Nw, Calgary

MLS® #A2245776

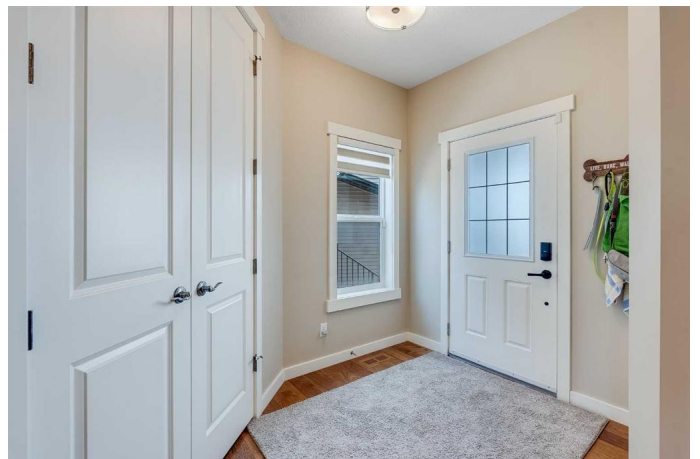
**\$859,900**

4 Bedroom, 5.00 Bathroom, 2,353 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Proudly on the market 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.

Built in 2015

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2245776  |
| Price      | \$859,900 |
| 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, Insulated, Garage Faces Front |
| # 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    | Stone, Vinyl Siding, Wood Frame                                                                                          |
| Foundation      | Poured Concrete                                                                                                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 32               |
| Zoning         | R-G              |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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