$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 Hillâ€™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 youâ€™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, 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	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations

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