

**HELLO,**  
*Gorgeous!*

## **232 NOLANCREST HEIGHTS NW**

CALGARY, ALBERTA

2,534 SQ FT ABOVE GRADE | 5 BEDROOMS | 3.5 BATHROOMS | FULLY DEVELOPED WALKOUT

### **A FEW FEATURES WE LOVE ABOUT THIS HOME...**

#### **PARK-FRONT & PATHWAY-BACKING LOCATION**

Positioned across from an expansive park and backing directly onto a walking path, this home offers a rare combination of privacy, open views, and outdoor connectivity. Enjoy greenspace both in front and behind the home while still being minutes from shopping, restaurants, and everyday amenities.

#### **FAMILY-SIZED LAYOUT WITH OVER 3,500 SQ FT OF DEVELOPED SPACE**

With 5 bedrooms, 3.5 bathrooms, a main-floor office, large bonus room, and fully developed walkout basement, this home was designed to adapt to changing family needs. Whether you're upsizing, accommodating extended family, or simply wanting more room to live comfortably, the layout offers exceptional flexibility.

#### **WALKOUT BASEMENT WITH MULTI-GENERATIONAL POTENTIAL**

The fully developed walkout basement features 2 additional bedrooms, a full bathroom, recreation space, storage, and a second laundry area. It's an ideal setup for multi-generational living, older children, guests, or anyone seeking additional privacy and independence within the home.

#### **MAIN FLOOR HIGHLIGHTS**

- Spacious front foyer
- Private main-floor office
- Open-concept living, dining, and kitchen area
- Gas fireplace in living room
- Large central island
- Walk-through pantry
- Bright dining area with deck access
- Powder room
- Mudroom with garage access
- Double attached garage

Designed for both everyday living and entertaining, the main floor creates a natural gathering place for family and friends.

#### **UPPER LEVEL**

- Spacious bonus room
- Large primary retreat
- Walk-in closet
- 5-piece ensuite with dual vanities, soaker tub, and separate shower
- Two additional bedrooms
- Full bathroom
- Convenient upper-floor laundry

The thoughtful layout provides excellent separation between the primary suite and secondary bedrooms, creating both privacy and functionality.

### FULLY DEVELOPED WALKOUT BASEMENT

Downstairs extends the home's flexibility with:

- Large recreation room
- Two additional bedrooms
- Full bathroom
- Second laundry area
- Storage space
- Direct walkout access to backyard

Perfect for multi-generational families, teenagers, guests, or future lifestyle needs.

### OUTDOOR LIVING

Enjoy one of Nolan Hill's most desirable settings:

- Elevated rear deck
- Walkout patio
- Landscaped backyard
- Direct pathway access
- Across from extensive park space
- No immediate rear neighbours
- Family-friendly streetscape

The outdoor setting creates a seamless connection between home, recreation, and nature.

### COMMUNITY HIGHLIGHTS

- Located in desirable Nolan Hill
- Close to shopping and restaurants
- Easy access to major commuter routes
- Nearby parks and playgrounds
- Walking pathways throughout the community
- Future school development nearby
- Family-oriented neighbourhood atmosphere

### WHY YOU'LL LOVE IT

Large walkout homes in Nolan Hill rarely offer this combination of size, functionality, and location.

With over 3,500 sq ft of developed living space, five bedrooms, multiple living areas, a walkout basement, pathway access, and park views, this is a home built for families who need space today and flexibility for tomorrow.

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

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