



GRASSROOTS
REALTY GROUP

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175 Kincora Crescent NW
Calgary, Alberta

MLS # A2292829



\$649,900

Division:	Kincora		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,548 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: GARAGE HEATER

Welcome to this beautifully updated & move-in ready 3-bedroom, 3.5-bath two-storey home, ideally situated on a quiet street in the sought-after community of Kincora. Just minutes from Creekside, Sage Hill, & Beacon Hill Shopping Centres—with everything from Walmart to Costco, dining, & everyday amenities close at hand—plus easy access to transit, parks, & major roadways, this home offers the perfect balance of convenience, comfort, & lifestyle. Step inside to discover a bright, open-concept layout designed for both everyday living & entertaining. Freshly painted with new carpet throughout (completed March 2024), this home feels clean, modern, & turnkey from the moment you walk in. The spacious front entry leads into a stunning kitchen featuring custom cabinetry with convenient roll-outs, stainless steel appliances, leather-finished granite countertops, a full-height granite backsplash, & a large centre island with undermount double sink. A standout feature of this home is the fabulous walk-through pantry, offering a functional blank canvas for exceptional storage & organization. Thoughtfully designed to connect the kitchen & mudroom, this space is ideal for busy households, grocery drop-offs, & keeping everyday essentials neatly tucked away. Customize the perfect pantry to suit your individual needs. The inviting living room is anchored by a custom-built fireplace surround featuring an electric fireplace, creating a warm & stylish focal point. The adjoining dining area flows seamlessly into phenomenal outdoor living spaces. Enjoy a large covered sun porch with beautiful cedar decking, a bright three-season sunroom (approx 100 sq ft), & a private two-tiered deck complete with gas BBQ hookup & wiring ready for a future hot tub. The beautifully landscaped pie-shaped lot is fully fenced & professionally designed, creating the perfect setting for

summer evenings, family gatherings, or quiet mornings with coffee. The rear yard also features an oversized storage shed for seasonal & outdoor items. Upstairs, you'll find 3 spacious bedrooms including a serene primary retreat with a fully completed walk-in closet with custom built-ins & a luxurious 5-piece ensuite with corner soaker tub, walk-in shower, granite countertops, & Kohler fixtures. A well-appointed 4-piece bathroom with tile flooring & granite counters completes the upper level. The fully finished basement offers additional living space with a large rec room, oversized windows, a full 4-piece bathroom, linen storage, & a dedicated utility & storage area. Major mechanical updates provide peace of mind, including a new furnace & central air conditioning installed in July 2025, along with a new roof & garage door. Additional features include LVP flooring, tile bathroom floors, custom window shutters, built-in speaker wiring, & a finished heated double attached garage with extended driveway. This thoughtfully maintained & beautifully upgraded home is truly one of a kind & ready for its next owners.