



**41 Kincora Drive NW**  
**Calgary, Alberta**

**MLS # A2296531**



**\$749,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,915 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

\$20,000 Price Reduction April 27th. Welcome to 41 Kincora Drive NW! This beautifully maintained, one-owner home offers 1,915 sq. ft. of thoughtfully designed living space and backs directly onto a serene environmental reserve, offering exceptional privacy and picturesque GREEN SPACE views with miles of walking paths through a natural ravine right from your backyard. The home features three spacious bedrooms, two and a half bathrooms, and a large, inviting upper level family room with vaulted ceilings. Step outside to enjoy the expansive covered deck, complete with a well-maintained hot tub, along with a thoughtfully designed yard with mature trees for privacy. Additional highlights include an oversized garage and air conditioning. A lovingly cared for home in an exceptional setting-making it a great standout opportunity in a peaceful, nature backed setting.