



GRASSROOTS
REALTY GROUP

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71 Kinlea Link NW
Calgary, Alberta

MLS # A2299467



\$715,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,893 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
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Welcome to this beautifully maintained and upgraded home in the NW community of Kincora! Located on a quiet, private road with easy access to green space and walking trails, this spacious home offers a great and versatile layout. Featuring 4 upper-level bedrooms, a bonus room, 2 living areas, a main-floor office that could also be used as a 5th bedroom, plus a fully finished 1-bedroom walk-up illegal basement suite, there is plenty of room for the whole family. Upgrades include laminate flooring throughout the main and upper levels, quartz countertops, upgraded lighting and tilework, open railings, chimney-style hood fan, refreshed full-height kitchen cabinetry, a primary ensuite with dual sinks and full tile, and an extended rear deck with iron railing. The bright main floor features an open kitchen, breakfast nook overlooking the backyard, and a cozy gas fireplace. Downstairs, the 818+ sq. ft. finished illegal suite offers a separate walk-up entrance, separate laundry, spacious bedroom, kitchen, and large living area. Enjoy Kincora's parks, pathways and playgrounds, with convenient access to Sage Hill Plaza, Creekside Shopping Centre, schools and major roadways.