



GRASSROOTS
REALTY GROUP

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87 Kincora Drive NW
Calgary, Alberta

MLS # A2301045



\$709,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,766 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Rectangular Lot | | |

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: basement appliances

Jayman Built Home ! Charming Home in the Beautiful Mountain Community of Kincora. Nestled in the scenic and sought-after Kincora community, this stunning home offers a perfect blend of nature and comfort. Backing onto an environmental reserve with a wet pond and surrounded by extensive walking paths, you'll enjoy peaceful views and access to outdoor serenity right at your doorstep. Upstairs, you'll find three spacious bedrooms, including a luxurious master bed with a walk-in closet and a private ensuite. A bright and open bonus room offers extra living space for family gatherings or a home office, and a nice view from bonus room. The main floor features upgraded cabinets, granite countertops, and a cozy gas fireplace, making it both functional and stylish. Added value comes from a fully separate one-bedroom basement suite (illegal) with its entrance through the garage, separate laundry — perfect for rental income or extended family use. Roof and gutter replaced in 2025. With a double attached garage and all major shopping amenities just minutes away, this home combines natural beauty with everyday convenience, bus stop just in front of the house.