



**357 Kincora Drive NW
Calgary, Alberta**

MLS # A2305802



\$745,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Walk-In Closet(s)		

Inclusions: Shed in Backyard

****Open House Saturday May 2nd 12:00PM - 2:00PM. **Virtual Tour Available.**** Welcome to this meticulously maintained, one-owner home perfectly situated in the desirable northwest community of Kincora! This 3 bedroom, 2 and a half bathroom residence offers a rare and tranquil setting, fronting AND siding onto expansive GREENSPACE on a quiet street just steps from public transit. The main level boasts 9-foot ceilings and an open-concept floor plan accented by classic hardwood floors. The functional kitchen is equipped with stainless steel appliances, plenty of cabinetry, and a central island that offers peaceful views of the greenery. These views carry into the living area, where large east-facing windows frame the park-like setting alongside a cozy fireplace. Upstairs, the oversized bonus room serves as a bright family retreat with wrap-around views of the EAST and SOUTH greenspaces! The primary suite includes a generous walk-in closet and a 5-piece ensuite, accompanied by two additional well-sized bedrooms and a full family bath. This exceptionally clean, move-in-ready home is equipped with air conditioning and an oversized double-attached garage with ample storage space. The undeveloped basement offers a blank canvas for your finishing touches, featuring plenty of space for a future recreation room, gym, or guest suite. With quick access to Stoney Trail and local shopping at Creekside or Beacon Hill, this property offers a perfect blend of convenience and natural beauty. Plenty of street parking for your guests as well! Don't miss out on this one!