



GRASSROOTS
REALTY GROUP

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124 Kincora Glen Road NW
Calgary, Alberta

MLS # A2306701



\$655,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Rectangular Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	Residential - Low Density
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This beautifully updated 1925sf home in the sought-after community of Kincora offers 3 bedrooms, 3.5 bathrooms, and is move-in ready for its new owners. Freshly and professionally painted throughout this spring, the home showcases pride of ownership from the welcoming foyer to the bright, open-concept main floor and upper level. Contemporary laminate flooring and updated light fixtures extend throughout the main and upper floors. The bright, functional kitchen features a walk-in pantry, new countertops, a stylish backsplash, and overlooks the spacious living and dining areas—perfect for everyday living and entertaining. Patio doors lead from the dining area to a private, south-facing deck and fully fenced backyard. Upstairs, you'll find a generous bonus room filled with natural light, a convenient laundry room, three spacious bedrooms, and a 4-piece main bathroom. One of the secondary bedrooms even includes a walk-in closet. The primary retreat offers its own walk-in closet and a well-appointed 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. The unfinished basement provides excellent potential for future development and is already roughed-in for a bathroom. Additional updates completed over the past five years include a new roof, upgraded lighting, new eavestroughs, and a brand-new hot water tank installed this year. Enjoy the convenience of living just minutes from Creekside Shopping Centre, Sage Hill Crossing and Beacon Hill, with grocery stores, restaurants, caf  s, fitness facilities, and everyday amenities close at hand. Families will appreciate that designated schools are only 6 to 16 minutes away. Call today to view!