



GRASSROOTS

REALTY GROUP

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**12 Kincora Mews NW
Calgary, Alberta**

MLS # A2307074



\$799,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,337 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Back Lane, Pie Shaped Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE SAT 1-4PM. Gorgeous custom built home located on a quiet cul-de-sac in the heart of Kincora. Shows pride of ownership & open floor plan concept. Main floor features hardwood floors, den, 2-pc bathroom, pantry & island in the kitchen, granite counter tops, lot of storage cabinets, stainless steel appliances, large living room with fireplace, bright dining room with windows to a large deck. Upper floor has huge bonus room with vaulted ceilings, super large primary bedroom with walk-in closet and a 5-pc ensuite bathroom. 2 other good sized bedrooms, laundry room and a 4-pc bathroom. Fully open walk-out basement is ready for your vision with roughed-in plumbing. Close to T&T, Walmart, Costco & Beacon Hill shopping area. This area is also zoned for Simon Valley School (K-6), Colonel Irvine School (7-9, mandarin bilingual 5-6, 7-9) and John G Diefenbaker High School (10-12, IB program). Easy access to downtown, Deerfoot Trail, Stoney Trail & airport.