



**34 Kincora Drive NW
Calgary, Alberta**

MLS # A2315442



\$659,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Open Lot, Street Lighting, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Kincora is a carefully curated community. With a vast green space that runs through, residents here are always connected to nature. Tucked on Kincora Drive, this nearly 1700 sq. ft. 2-storey offers unique features and a floorplan one can grow into. Inside you’ll notice a mix of tile and rich, brown hardwood floors. An open concept main floor offers an L-shaped kitchen, which features: natural maple cabinetry, a walk-in pantry, and a built-in space for a small office. There’s tons of storage and cabinets running along both walls, and a breakfast bar in between. Directly in front, the living room offers a multitude of options for configuring furniture and the gas fireplace in the center adds warmth. The dining space faces the back patio, with dual-doors that grant access to the beautifully landscaped backyard. Upstairs you’ll notice a smart use of space, with a private laundry room and a bonus room that stands tall. The stained glass ceiling fan is a feature that will remain in the home, it adds just the right amount of color and character. In the primary bedroom you’ll find a walk-in closet with added organizers, and a 5-piece ensuite complete with dual sinks, a standing shower, plus a cozy tub. Along with 2 additional bedrooms, there’s a linen closet and a 4-piece bathroom all upstairs too. Similar to the main floor, natural light is noticeable and abundant throughout the second level. Heading into summer, you’ll surely appreciate the trees and shrubs growing along the back fence and the two-tiered deck adds originality to the outdoor living space. We can’t forget to mention the freshly painted interior, central air conditioning, unfinished basement with 2 bright windows, and the double attached garage with a concrete front driveway. Your moments away from everyday necessities, such as: Co-Op Creekside, Orange Theory Fitness,

Serene Day Spa, Creekside Dental/Medical, Starbucks, Splitsville, Symons Valley, Stoney Trail & More. You'll find parks and ponds around each corner, this established part of the NW is truly functional and developed well. Tour the iGuide and book your showing today!