



GRASSROOTS
REALTY GROUP

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172 Kincora Drive NW
Calgary, Alberta

MLS # A2334315



\$599,999

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

JUST LISTED in KINCORA! Welcome to this beautifully maintained 2-storey detached home BACKING ONTO GREENSPACE with NO NEIGHBOURS BEHIND and a SUNNY SOUTH-FACING BACKYARD! This home combines a functional family-friendly layout with the opportunity to add your own personal touches. The bright main floor features a versatile front flex room, ideal as a home office, formal dining room or children's play area, hardwood flooring throughout the flex room and great room, an inviting electric fireplace, and a spacious kitchen complete with GRANITE COUNTERTOPS, a central island, corner pantry, under-cabinet lighting, and a slide-in range with separate hood fan. The adjoining dining area overlooks the private backyard and greenspace beyond. Upstairs offers three spacious bedrooms, including a generous primary retreat featuring a cozy GAS FIREPLACE, walk-in closet, 5-piece ensuite with dual sinks, corner soaker tub and separate shower. A north-facing bonus room provides the perfect space for movie nights or a children's playroom, while the convenient upper-floor laundry adds everyday practicality. The FULL UNSPOILED BASEMENT includes a bathroom rough-in and awaits your future development ideas. Outside, enjoy the private south-facing deck, fully fenced yard, storage shed, and peaceful greenspace setting. Additional highlights include a DOUBLE ATTACHED GARAGE, central vacuum system, PVC double-pane windows, PEX plumbing, humidifier (2021), hot water tank (2021), and BRAND NEW ROOF & GUTTERS (2026). Ideally located with quick access to major roadways, parks, walking paths and everyday amenities, this is an excellent opportunity to own a well-cared-for home in a desirable location with outstanding long-term potential. Offered at \$599,999 this exceptional home is priced to sell and won't last

long. Book your private viewing today!