



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

182 Kincora Park NW
Calgary, Alberta

MLS # A2335249



\$779,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Bar stools, gym equipment, two wall mounted TVs, Marantz stereo, Klipsch subwoofer, Harmony remote in basement, Martin Logan Dynamo 500 subwoofer on main level, wood burning fire pit in yard

Open House Sunday, August 9, 1-4pm Welcome to this beautifully maintained home offering the perfect blend of style, comfort, and functionality across three thoughtfully designed levels. From the moment you arrive, the curb appeal shines with a mature tree, landscaped flower bed, and a charming front porch setting the tone for what's inside. Step through the foyer into a bright and versatile main floor featuring a flex room, perfect for a den or formal dining room. The kitchen is a true showstopper, boasting a corner pantry, stainless steel appliances, and a large island with breakfast bar, plus cabinetry that flows seamlessly into the dining room. The dining room is flooded with natural light from large windows and opens directly to the deck and backyard, perfect for indoor-outdoor entertaining. The inviting living room features built-in cabinetry with space for your TV and a cozy corner fireplace. A convenient powder room and a mudroom/laundry area off the garage complete this level. Upstairs, a spacious bonus room with large west-facing windows sits partially open to the floor below, creating a bright and airy feel. Two additional bedrooms share a well-appointed 4-piece main bathroom. The primary suite is a true retreat, complete with a walk-in closet and a stunning, fully renovated 5-piece ensuite featuring dual vessel sinks, a soaker tub, and a walk-in shower. The fully finished basement offers even more living space with a rec room, gym area furnished with equipment, and bar area complete with a bar fridge, ideal for entertaining, along with a generous storage area, a bedroom with a walk-in closet, and a 4-piece bathroom with in-floor heating for added comfort. Outside, enjoy a private backyard oasis featuring a raised composite deck with aluminum railings, a brick patio, manicured lawn, landscaped gravel under the deck, a shed, and a sandbox. The

yard has underground irrigation, and professionally-installed lighting. This home is packed with premium features and upgrades, including wide trim and baseboards throughout all three floors, new central air, central vac, a new furnace, and a new roof. Enjoy hardwood and tile flooring throughout the main level, new vinyl plank in the bonus room, new carpet upstairs, and laminate in the basement. Additional highlights include an insulated garage, built-in speakers and surround sound in the basement sitting area, and a home wired for ethernet. A rare opportunity to own a move-in-ready home with thoughtful upgrades throughout - book your showing today!