



GRASSROOTS
REALTY GROUP

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135 Kincora Drive NW
Calgary, Alberta

MLS # A2338494



\$759,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,366 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

4 Bed | 3.5 Bath | 3200+ Sq Ft | Finished Basement | Central A/C | Bonus Room | New Furnace ## Welcome to your new home in the sought-after community of Kincora! This beautifully maintained 4-bedroom, 3.5-bathroom home offers over 3,200 sq. ft. of developed living space and features a bright, open-concept floor plan with 9' ceilings, expansive windows, and a spacious living room with a beautiful fireplace. The kitchen is equipped with stainless steel appliances, a gas stove, granite countertops, and a centre island, making it perfect for entertaining. Upstairs, you'll find a versatile bonus room, a spacious primary bedroom with a spa-inspired ensuite featuring dual sinks and a large walk-in closet, along with three additional bedrooms offering comfort and privacy. The fully finished basement provides additional living space with a good-sized bedroom, full bathroom, and family room—perfect for relaxing or entertaining. Enjoy the added comfort of central air conditioning year-round. Recent updates include a new dishwasher. Located close to schools, parks, playgrounds, shopping, major roads, and other amenities, this is a fantastic family home in a vibrant and welcoming community. Virtual tour available!