



GRASSROOTS
REALTY GROUP

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108 Kinlea Link NW
Calgary, Alberta

MLS # A2345039



\$669,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,941 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE: SATURDAY OCT 03 FROM 11:00 - 1:00 PM. Welcome to this meticulously maintained, smoke-free home situated in a quiet, family-friendly neighborhood. The main level features high ceilings and a spacious open-concept layout complete with a cozy gas fireplace, a walk-in pantry, a main-level half-bath, a foyer walk-in closet, and a stunning kitchen finished with hardwood flooring and granite countertops. Upstairs, you will find a bright bonus room, an upper-level laundry room for everyday convenience alongside three bedrooms, including a generous primary suite with a walk-in closet and a 4-piece ensuite featuring a separate shower and soaking tub. A full 4-piece bathroom serves the additional bedrooms. The fully developed basement (2022) adds versatile living space with a huge recreation room for entertaining and a cozy den suitable for a home office or guest room. Capital upgrades offer complete peace of mind: new asphalt roof shingles (2025), furnace and humidifier (2024) and central A/C (2021). Step outside to an outdoor oasis and unbeatable location. Enjoy a low-maintenance, fully landscaped backyard outfitted with artificial turf, a composite deck, a stamped concrete patio, and a built-in gas line for summer BBQing. Located just steps from a playground and within walking distance of Creekside Shopping Centre and Sage Hill Crossing (groceries, dining, daycares), with the newly approved K–5 Kincora school coming in 2029–2030. (32617480)