



GRASSROOTS
REALTY GROUP

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1028 Kincora Drive NW
Calgary, Alberta

MLS # A2345709



\$670,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Situated on a prime 440 sq. m corner lot in the desirable community of Kincora, this warm, sun-filled 2-storey home offers over 1,746 sq. ft. of above-grade living space plus a fully finished basement, delivering a total of 4 bedrooms, 3.5 bathrooms, and an attached double garage equipped with an oversized height door. The main floor welcomes you with a light-filled entryway foyer featuring a built-in closet and a convenient 2-piece powder room and adjacent mudroom/ laundry room, flowing into an open-concept living area finished with warm hardwood flooring. The spacious great room centers around a cozy gas fireplace with a classic wood mantle and tile surround, accompanied by large windows overlooking the backyard. Open to the living space, the functional kitchen boasts rich wooden cabinetry, tile backsplash, a corner walk-in pantry, a central island with a raised breakfast bar, seamlessly connecting to an adjacent dining area where sliding glass doors open to the outdoor deck. Main floor laundry with stacked appliances and direct access to the attached garage round out the main level. Upstairs, a massive bonus family room with broad windows serves as an ideal media hub or play area, sitting alongside three spacious bedrooms. The primary suite features a bright layout, a walk-in closet, and a private 5-piece ensuite bath complete with a deep corner soaking tub and double vanity, while the two additional bedrooms offer ample closet space and quick access to a full 4-piece central bathroom. The fully finished lower level expands your living space with a large recreation room, a full 3-piece bathroom, an enclosed utility/storage space, and a wet bar or kitchenette station complete with modern light-toned cabinetry, a dual sink, tile backsplash, and mini-fridge setup—all next to a generous 4th bedroom. Outdoors, the fully fenced backyard is designed for

summer entertaining with a raised upper deck featuring glass railings, a secondary lower wooden deck patio, and curated rock-garden landscaping with mature trees and shrubs.