

**135 Kincora Drive NW**  
**Calgary, Alberta**

**MLS # A2163833**



**\$799,999**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,359 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** None

Welcome to your new home, nestled in the sought-after community of Kincora! This home boasts 4 bedrooms and 3.5 baths, encompassing over 3200 square feet of living space. As you enter you will fall in love with an open concept floor plan that features 9’ ceiling, expansive windows, and spacious living room with a beautiful fireplace. The kitchen has stainless steel appliances, gas stove, granite countertops and a centre island that is perfect for entertaining. Venture further into the upper floor and discover a versatile BONUS ROOM, poised to accommodate your unique lifestyle needs. Whether it becomes a cozy reading nook, a vibrant play area, or a serene yoga studio, the possibilities are endless. The thoughtfully designed upper floor boasts a decadent master bedroom with spa-like en-suite with dual sink and large walk-in closet. Accompanying the master retreat are three additional bedrooms, each thoughtfully appointed to offer privacy and comfort. Bathed in natural light, these rooms serve as tranquil havens for relaxation and rest. Kincora is more than just a neighbourhood; it's a vibrant community filled with friendly faces and endless opportunities for adventure. This home comes complete with a FULLY FINISHED basement with a good sized bedroom, full bathroom, and a family room, perfect for making memories or a spot to relax and watch your favourite movie. **BONUS FEATURE:** Central Air Conditioning unit so no more sweaty nights or sticky afternoons. A great community to raise your family, close to school, park, playground, shopping and other amenities. Easy access to major roads. **\*\*\*VIRTUAL TOUR AVAILABLE\*\*\***