

400 Kincora Glen Rise NW
Calgary, Alberta

MLS # A2167280



\$729,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,889 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Soaking Tub, Suspended Ceiling, Walk-In Closet(s)		

Inclusions: Gazebo, All blinds and curtains

OVER 2600 SQFT LIVEABLE SPACE, 3 BEDS, 2.5 BATH, 2 CAR GARAGE, FENCED BACK YARD, DECK/GAZEBO - PERFECT FOR A FIRST TIME HOME BUYER - UPDATED FINISHING WITH AN ELEGANT DESIGN - This home begins with a 2 CAR ATTACHED GARAGE that leads to your LAUNDRY room and 2PC bath. An OPEN to ABOVE foyer leads into a large dining room, living room, kitchen and breakfast nook. The kitchen is fully equipped with all STAINLESS STEEL APPLIANCES and a bar style island. The living room has a fireplace to warm the space and large windows bring in a lot of natural light. The breakfast nook leads to the DECK with accent fencing and a gazebo. A FENCED well manicured backyard with a few trees makes this a perfect family home. The upper level is complete with 3 bedrooms, 2 bathrooms and a family room. 1 bedroom is the primary 4PC ensuite with soak tub and walk in closet. The basement has a large office space which can be used as an ADDITIONAL BEDROOM, a large rec room and additional storage space. The unfinished room in the basement is a BATHROOM with ALL ROUGH-INS in place. (HOA includes - maintains all the green spaces and lanes, gardens around Kincora. They also put on events for Easter, Stampede, Christmas. They have a skating rink set up all winter and do lots of winter events by the church a few blocks away and are planning on building a community recreation center in the next couple years)