



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

389 Kincora Drive NW
Calgary, Alberta

MLS # A2216553



\$729,999

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,015 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry		

Inclusions: N/A

Nestled on a desirable corner lot in the sought-after community of Kincora, this beautifully maintained, air-conditioned home combines comfort, functionality, and curb appeal. Featuring four bedrooms upstairs — with the fourth currently used as a bonus room (complete with closet, windows, and double doors) — and 2.5 bathrooms, this home is perfect for growing families. The main floor boasts a bright, open-concept layout connecting the kitchen, dining nook, and great room, all framed by large windows that fill the space with natural light. A versatile front flex room offers options for a home office, formal dining, or playroom. Upstairs, a spacious landing is ideal for a family workstation, while the primary suite features a walk-in closet and a spa-inspired ensuite with dual sinks, a soaker tub, and separate shower. Enjoy outdoor living in the fully fenced backyard with a two-tiered low-maintenance deck, an additional rear deck, and a convenient storage shed. Additional highlights include 9’ ceilings, granite countertops, tile flooring throughout the main level, upgraded window coverings, a heated double attached garage, and central air conditioning. Located close to walking paths, green spaces, and major shopping including Costco, T&T, Walmart, and Co-Op, with quick access to Stoney Trail — this is the perfect place to call home.