



**GRASSROOTS**  
REALTY GROUP

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**133 Kincora Glen Rise NW**  
**Calgary, Alberta**

**MLS # A2218594**



**\$839,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,392 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Pantry, See Remarks		

**Inclusions:** NONE

OPEN HOUSE: Saturday the 10th, 12:30 PM to 3:30 PM ! A SPECTACULAR Property with RAVINE Views &ndash; Welcome to this beautiful home which is nestled in NW Kincora Community! The great home is in a like-new condition situated on a south facing backyard with a panoramic view of a ravine with walking paths. The main floor, with an open floor plan, greets you with a gourmet kitchen and a dining and living room overlooking the gorgeous ravine through an abundance of oversized windows that allow plenty of natural light into the home. A large sliding patio door from the dining area leads to a cedar deck that spans the width of the house. Going down from the deck stairs brings you to a low maintenance, professionally designed and landscaped backyard with lots of stonework and a built-in firepit. Completing the main floor is a powder room, a mudroom leading to a double attached garage, a walk-through pantry and a spacious office / flex room. Upstairs includes a large ravine and south facing bonus room, full bath, laundry room and 3 bedrooms including the master suite with a luxurious 5pc ensuite with dual vanity and a walk-in closet. This home offers a long list of upgrades including 9 ft ceilings on the main floor, large island in the kitchen, white quartz countertop throughout the home, high end stainless steel appliances, gas cooktop, ceiling height custom kitchen cabinets, high end carpet and underlay, central air conditioner, central vacuum, water softener, gas BBQ line on deck, dryer plug in garage suitable for charging electric vehicles, oversized front steps and an insulated, drywalled and oversized double attached garage. NEW ROOF (2024), NEW SIDING (2025). It's potential to convert to walkout basement with second suite. Easy access to shopping (Creekside, Sage Hill and Evanston), schools and other amenities. This beautiful home is ready for

possession today!