



**GRASSROOTS**  
REALTY GROUP

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

**16 Kincora Hill NW**  
**Calgary, Alberta**

**MLS # A2224882**



**\$659,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

INCREDIBLE VALUE in the vibrant community of Kincora Hills NW. This beautiful front-attached garage home sits on a spacious lot and offers everything for a growing family needs. This home is thoughtfully designed to provide a bright, open and inviting living space. As you enter, you're welcomed by an inviting open to below area that sets the tone for the spacious layout. With over 2000 sqft of living space, this house boasts 3 Bedrooms, 2.5 Bathrooms, and a large bonus room on the upper level, there's plenty of space to live, relax and entertain. The home features a front driveway, a double attached garage, and a large backyard. The basement is undeveloped and ready for your ideas, offering even more potential to create the space you're always envisioned. A brand new roof is being installed for added peace of mind. Located just minutes from all amenities, schools, parks, shopping, and one of Calgary's largest new gym nearby, convenience is at your doorstep. Whether you're looking for a quiet community with easy access to Stoney Trail or a perfect place to raise a family, this home checks all the boxes. Over all GREAT LOCATION | AMAZING VALUE like this doesn't come often. Call today to make it YOURS!!