

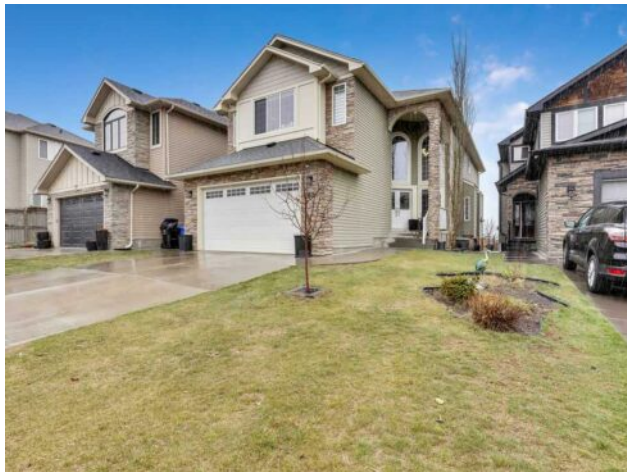


**GRASSROOTS**  
REALTY GROUP

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**62 Kinlea Court NW**  
**Calgary, Alberta**

**MLS # A2227490**



**\$999,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,947 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to your dream home in the heart of Kincora! This stunning 6-bedroom (4 up + 2 down), 3.5-bath home offers over 4,000sqft of developed living space and has been extensively upgraded for modern comfort and efficiency. Step inside to find a bright and open layout with soaring ceilings in the two-storey foyer that fills the space with natural south-facing light. The chef-inspired kitchen features high-end appliances, an oversized island with a built-in wine fridge, and flows seamlessly into the spacious living and dining areas. You'll also love the dedicated main floor office, perfect for working from home or a quiet study space. Enjoy ravine views and local wildlife from the full-width composite deck—perfect for outdoor entertaining. The upper level showcases hardwood throughout and hosts 4 generously sized bedrooms, including a luxurious primary bedroom with a walk-in closet and 5-piece ensuite featuring a jetted tub and tile shower. The fully developed basement features 9-foot ceilings, a separate side entrance, two additional bedrooms, a stylish bar area, and a huge recreation space—ideal for multigenerational living or future suite potential (subject to approval and permitting by the city/municipality). The basement also features additional washer/dryer hookups. This home also offers a creative garage mudroom with ramp access for wheelchairs. Major recent upgrades include: 2 new high-efficiency furnaces (less than a year old), Hot water tank replaced 3 years ago, New shingles (April 2025) and brand-new siding, Natural gas heater in the garage, TELUS security system installed, TELUS high-speed fiber internet ready. Tucked away on a quiet cul-de-sac with a huge backyard, this home is just minutes to the shopping, parks, transit, and all the amenities you could need. This one checks all the boxes—space, upgrades and location.

Don't miss out—book your private showing today!