



GRASSROOTS
REALTY GROUP

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15 Kincora Crescent NW
Calgary, Alberta

MLS # A2228899



\$641,000

Division:	Kincora		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,435 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Welcome to this STUNNING SEMI-DETACHED HOME in the highly sought-after community of KINCORA, known for its family-friendly charm and convenient Northwest Calgary location. This WELL-MAINTAINED HOME features a BRAND NEW ROOF AND SIDING, offering peace of mind and great curb appeal. With 4 BEDROOMS and 3.5 BATHROOMS across a BRIGHT AND FUNCTIONAL LAYOUT, this home has space for the whole family. The main floor features a SPACIOUS FOYER, OPEN-CONCEPT LIVING AND DINING AREA, and a MODERN KITCHEN with STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, LARGE ISLAND, and WALK-IN PANTRY. A HALF BATHROOM completes the main level. Upstairs, the PRIMARY BEDROOM includes a 4-PIECE ENSUITE and WALK-IN CLOSET, along with TWO ADDITIONAL BEDROOMS, a FULL BATHROOM, and a CONVENIENT LAUNDRY ROOM. The FINISHED BASEMENT, set up as an ILLEGAL SUITE, includes a FOURTH BEDROOM, 4-PIECE BATHROOM, REC/FLEX ROOM, and a KITCHENETTE – perfect for extended family, guests, or rental potential. Enjoy the PRIVATE BACKYARD and SPACIOUS DECK (10'2" x 8'10"), ideal for outdoor gatherings. Located minutes from SAGE HILL PLAZA, SAGE HILL CROSSING, BEACON HILL, and CREEKSIDE SHOPPING CENTRE, with easy access to COSTCO, WALMART, T&T SUPERMARKET, and more. Quick access to STONEY TRAIL, schools, parks, and walking paths make this an UNBEATABLE LOCATION. Don't miss this opportunity to live in a VIBRANT, WELL-CONNECTED COMMUNITY. BOOK YOUR SHOWING TODAY!