



GRASSROOTS
REALTY GROUP

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381 Kincora Glen Rise NW
Calgary, Alberta

MLS # A2232015



\$769,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Lawn, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garden Shed

Welcome to this 3-bedroom home in the desirable community of Kincora, featuring a mortgage helper and over 2,600 sq.ft. of thoughtfully designed living space. Step into the spacious foyer and be greeted by an open-concept main floor with rich hardwood flooring, 9-foot ceilings, and an abundance of natural light. The gourmet kitchen is a chef's dream with stainless steel appliances, gas stove, granite countertops, breakfast bar, and a walk-through pantry that connects seamlessly to the laundry/mudroom and garage entry. The generous dining area flows into the cozy living room with a gas fireplace, perfect for family gatherings. A private powder room and a deck with a gas BBQ line complete the main level. Upstairs, retreat to your spacious primary suite featuring a 5-piece ensuite with soaker tub, dual sinks, and a walk-in closet. A vaulted-ceiling bonus room offers the perfect location for movie nights or a home office. Two additional bedrooms and a 4-piece bathroom provide plenty of space for family or guests. The fully developed walkout basement includes an illegal 1-bedroom suite, ideal for extended family or as a mortgage helper, featuring its own private entrance, in-suite laundry, stainless steel appliances, and a bathroom with heated floors for ultimate comfort. Additional features include air conditioning, water softener, and a fenced backyard with garden shed—ideal for gardeners or extra storage. Location is everything! Enjoy quick access to major routes including Stoney Trail and Shaganappi Trail, and you're just minutes from shopping and services at Creekside Shopping Centre, Beacon Hill, Sage Hill Crossing, and Costco. Nearby amenities include parks, walking trails, transit, schools, and more—making this the perfect home for families and investors alike. This is the perfect opportunity to own a move-in-ready home with income potential in

one of NW Calgary’s most family-friendly communities. Don’t miss it—book your private showing today!