



**GRASSROOTS**  
REALTY GROUP

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**151 Kincora Drive NW**  
**Calgary, Alberta**

**MLS # A2241144**



**\$679,100**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,746 sq.ft.	<b>Age:</b>	2003 (22 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>	Back Yard, Few Trees, Landscaped		

<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	Patio furniture and outdoor gym play set		

OPEN HOUSE SAT JUL 26 & SUN JUL 27: 2:30PM&ndash;4:30PM\*\*Fall in love at first sight with this beautifully renovated, east-facing, move-in-ready gem in Kincora NW featuring over \$50K in recent upgrades! &ndash; Watch the Video Tour! An absolute standout with stunning upgrades and an unbeatable location! This home offers the perfect blend of style, comfort, and convenience in one of the families&rsquo; favourite NW communities. 3 BEDROOMS | 2.5 BATHROOMS | \$50K+ IN UPGRADES | NEW ROOF & HOT WATER TANK (2025) | NEWLY PAINTED INSIDE & OUT | BRAND NEW CARPET THROUGHOUT | UPGRADED LIGHTING | UPGRADED KITCHEN | QUARTZ COUNTERTOPS THROUGHOUT | NEW STAINLESS STEEL APPLIANCES WITH EXTENDED WARRANTY | HIGH VAULTED CEILING BONUS ROOM | BEAUTIFUL MASTER ENSUITE | SMART HOME FEATURES | IRRIGATION SYSTEM | LARGE BACKYARD | DOUBLE ATTACHED GARAGE. Perfectly located just minutes from Creekside and Sage Hill Shopping Centres, public transit, schools, and parks&mdash;this home truly checks every box. Step inside and prepare to be WOWED by a bright and open layout featuring a welcoming living room with a cozy gas fireplace and sleek upgraded black lighting. The chef-inspired kitchen shines with quartz countertops, freshly painted cabinetry, a functional island, and all-new stainless steel appliances (fridge, stove, dishwasher) with extended warranty for peace of mind. The spacious dining area with an elegant chandelier sets the tone for unforgettable family meals and gatherings. The main floor also includes a powder room, laundry/mudroom, access to the garage, and a spacious front foyer.Upstairs, a massive vaulted-ceiling bonus room makes for the perfect movie nights or lounge space, while a few steps up lead to

three spacious bedrooms and two full bathrooms with enhanced privacy. The luxurious primary suite features a spa-style 4-piece ensuite with a soaker tub, glass shower, and modern vanity. The unfinished basement awaits your creative touch and future development. Outside, enjoy a fully landscaped and irrigated backyard oasis featuring a freshly painted oversized deck, an included patio furniture set, and even an outdoor gym/play set—a dream setup for families who love to entertain or relax. Additional highlights include a Nest smart thermostat, Nest smoke alarm, a complete Smart Home package and wiring for speakers. Located steps from soccer and baseball fields that transform into ice rinks in winter, and surrounded by vibrant community events like Neighbour Day, Stampede breakfasts, Holi celebrations, and food truck nights—this neighbourhood offers true community spirit. Zoned for Simons Valley School (K–6), Colonel Irvine (7–9, Mandarin Bilingual), and John G. Diefenbaker High School (10–12, IB Program), this home is ideal for families focused on quality education. 10/10 for location, upgrades, and lifestyle — this beautifully renovated Kincora home sits on a larger lot with a long driveway. It's truly living at its finest. Book your private tour today—this one won't last long!