



**GRASSROOTS**  
REALTY GROUP

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## 4 Kincora Mews NW Calgary, Alberta

**MLS # A2244736**



**\$839,786**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,579 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters		

**Inclusions:** N/A

Beautiful Corner Lot Home in Desirable Kincora. This stunning 2579 sqft home sits on a premium corner lot with a front attached garage in one of Kincora's most sought-after communities. It features hardwood flooring, a flex room, high ceilings, iron spindle railings, and window coverings throughout. The gourmet kitchen is equipped with stainless steel appliances and granite countertops. With 6 bedrooms and 4.5 bathrooms, there's space for the whole family. The fully finished walkout basement includes an illegal suite, perfect for rental income or extended family. Enjoy a fully fenced backyard and easy access to schools, parks, shopping, and transit. Call your realtor today before it's gone.