



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

87 Kincora Drive NW
Calgary, Alberta

MLS # A2245290



\$729,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,762 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|-------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

| | |
|--------------------|---|
| Inclusions: | 2 |
|--------------------|---|

Charming Home in the Beautiful Mountain Community of Kincora. Nestled in the scenic and sought-after Kincora community, this stunning home offers a perfect blend of nature and comfort. Backing onto an environmental reserve with a wet pond and surrounded by extensive walking paths, you'll enjoy peaceful views and access to outdoor serenity right at your doorstep. Upstairs, you'll find three spacious bedrooms, including a luxurious master bed with a walk-in closet and a private ensuite. A bright and open bonus room offers extra living space for family gatherings or a home office, and a nice view from bonus room. The main floor features upgraded cabinets, granite countertops, and a cozy gas fireplace, making it both functional and stylish. Added value comes from a fully separate one-bedroom basement suite (illegal) with its entrance through the garage, separate laundry — perfect for rental income or extended family use. With a double attached garage and all major shopping amenities just minutes away, this home combines natural beauty with everyday convenience.