



**GRASSROOTS**  
REALTY GROUP

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**326 Kincora Glen Rise**  
**Calgary, Alberta**

**MLS # A2250380**



**\$689,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,872 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Huge price drop. Welcome to this beautifully updated and move-in-ready home on Kincora Glen Rise NW! This well-maintained 3-bedroom, plus huge bonus room with door was used as 4th bedroom, 3-bathroom property is vacant and available for quick possession&mdash;perfect for those looking for comfort, functionality, and lasting value. Recent exterior upgrades include brand new Class 4 impact-resistant roof shingles, new gutters, and a fully fenced south-facing backyard with an open view. Step inside to discover 9-foot knockdown ceilings on the main floor, granite countertops in the kitchen and bathrooms, and a large granite island ideal for gatherings. The kitchen is equipped with brand new stainless steel fridge and stove, plus a garburator for added convenience. Upstairs, the vaulted ceiling in the bright bonus room creates a spacious and airy feel, while the upper-floor laundry adds everyday practicality. Additional features include brand new carpet throughout, 2&rdquo; blinds on all windows, and a 3-piece rough-in in the basement, offering future development potential. Located in a welcoming community close to shopping, playgrounds, and public transit, this home checks all the boxes for modern family living. Don&rsquo;t miss out on this incredible opportunity!