



GRASSROOTS
REALTY GROUP

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151 Kincora Drive NW
Calgary, Alberta

MLS # A2254765



\$639,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		
Inclusions:	N/a		

PRICED TO SELL! Beautifully renovated front garage home in Kincora NW under \$640K! An incredible opportunity to own a fully updated, east-facing, move-in-ready gem with over \$50K in recent upgrades. Perfectly located just minutes from Creekside and Sage Hill Shopping, schools, transit, and parks, this home truly checks every box. Watch the Video Tour! 3 BEDROOMS | 2.5 BATHROOMS | \$50K+ IN UPGRADES | NEW ROOF & HOT WATER TANK (2025) | FRESHLY PAINTED INSIDE & OUT | NEW CARPET | MODERN LIGHTING | UPGRADED KITCHEN | QUARTZ COUNTERS | BRAND-NEW STAINLESS APPLIANCES (WITH WARRANTY) | VAULTED BONUS ROOM | LUXURIOUS ENSUITE | SMART HOME FEATURES | IRRIGATION SYSTEM | LARGE YARD | DOUBLE ATTACHED GARAGE. Step inside and be WOWED by the bright, 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 brand-new stainless steel appliances with extended warranty for peace of mind. The spacious dining area with an elegant chandelier sets the tone for unforgettable meals and gatherings. The main floor also includes a powder room, laundry/mudroom, garage access, and a generous front foyer. Upstairs, the show-stopping vaulted-ceiling bonus room is the true centerpiece. Flooded with natural light from multiple windows and separated from the bedrooms for extra privacy, it's the ultimate space for family movie nights, lounging, or play. Just a few steps up, you'll find three generously sized bedrooms and two full bathrooms. The luxurious primary suite features a spa-style 4-piece ensuite with a soaker tub, glass shower, and modern vanity. The unfinished basement is ready for your personal

touch. Outside, enjoy a landscaped and irrigated yard with a freshly painted oversized deck, patio furniture, and even an outdoor play set. Smart upgrades include a Nest thermostat, Nest smoke alarm, full Smart Home package, and speaker wiring. This home sits on a larger lot with a long driveway and is surrounded by fields, rinks, and vibrant community events. Zoned for excellent schools (Simons Valley, Colonel Irvine, John G. Diefenbaker), it's a 10/10 for location, upgrades, and family living. Book your private showing today-this one will not last long!