



**GRASSROOTS**  
REALTY GROUP

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**180 Kinlea Link NW**  
**Calgary, Alberta**

**MLS # A2256581**



**\$759,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,269 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Pergola and Back Yard Shed		

OPEN HOUSE SEPTEMBER 20TH 2:00 PM-5:00 PM/ SEPTEMBER 21ST 12:00PM-2:00PM - DESIRABLE NORTHWEST ADDRESS - GREENSPACE OUT FRONT, NO NEIGHBOURS BEHIND, and a little more breathing room than most expect inside city limits. Across the street, a park and playground stretch wide; beyond the back fence, there's only a city road and another patch of green. Instead of feeling crowded, you feel open&mdash;connected to light and air. This FAMILY FRIENDLY COMMUNITY is ready for you. The front door swings open and your shoulders drop&mdash;the TWO-STOREY FOYER lifts the whole mood, reminding you that space isn't just square footage, it's how a house makes you feel. From there, the main floor balances everyday ease with entertaining potential: GRANITE COUNTERS, a CENTRAL ISLAND, and a WALKTHROUGH pantry tucked right where you need it. A DINING ROOM OR FLEX SPACE next to the kitchen sets the stage for celebrations, while the casual nook at the back turns Saturday pancakes into a ritual. The living room centres on a GAS FIREPLACE with a clean mantle and tile surround&mdash;simple, timeless, and the kind of focal point that makes a house feel like home. The mudroom pulls its weight in a smarter way&mdash;laundry lives here with a UTILITY SINK for the messy jobs, while the nearby closet takes coats and gear out of circulation. Best of all, the space connects directly to the kitchen with a WALK-THROUGH PANTRY, so groceries land and disappear in one trip. Upstairs, the layout finds its rhythm with three bedrooms and a BONUS ROOM that anchors the upper floor&mdash;bright, flexible, and ready to shape-shift into movie nights, Lego marathons, or a sunlit home office that makes Zoom calls feel civilized. The master bedroom is more than generous, and its

ensuite doesn't hold back: a SOAKER TUB to melt into, DUAL-SINK VANITY to keep mornings calm, and a walk-in closet that swallows the piles. The unfinished basement is more than just storage—it's POTENTIAL, with space mapped for a recreation room, games area, or home gym. But the real showstopper is outside. The TWO-TIERED DECK isn't just an add-on, it's an outdoor stage—dine, lounge, or stretch out under the PERGOLA while the VERY SPACIOUS yard stays private and polished. The shed is included, the LANDSCAPING IS DONE, and weekends don't hand you a to-do list—they hand you a reason to invite friends over. WHAT MAKES THIS PROPERTY STAND OUT ISN'T ONLY WHAT'S INSIDE, but how it sits: front and back both look toward green, and the lot never feels crowded. IT'S A POCKET OF CALM IN KINCORA, with beautiful parks, tons of pathways, and shopping nearby. Ideally located in a family-friendly neighborhood, this home is just a quick trip to Creekside Shopping Centre, Sage Hill Shopping Centre, Public transit and offers easy access to Stoney Trail—making daily commutes a little easier on you. Come see it in person—because this isn't just a tour, it's a feeling. And it's waiting for you.