



GRASSROOTS
REALTY GROUP

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381 Kincora Glen Rise NW
Calgary, Alberta

MLS # A2259641



\$750,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garden Shed		

Imagine stepping into a home where every detail makes family life easier and more joyful. In this 4-bedroom Kincora beauty, there's room for everyone—and every moment. The heart of the home is the open-concept main floor, with plenty of natural lights, and vaulted ceilings, where the kitchen, dining, and living room flow together. Picture family breakfasts at the breakfast bar, little ones doing homework at the table while dinner simmers on the gas stove, and cozy evenings by the fireplace after a busy day. The walk-through pantry makes grocery drop-offs simple, while the balcony—with a built-in gas line—is perfect for those summer BBQ nights with friends. Upstairs, the vaulted bonus room becomes whatever your family needs: a movie lounge for Friday nights, a play space for kids, or a quiet office when it's time to focus. The primary suite offers a calm retreat, complete with a spa-style ensuite and walk-in closet. Two more bedrooms and a full 4 piece bath provide comfortable space for kids or guests. Downstairs, the fully finished walkout illegal 1 bedroom basement suite adds incredible flexibility. With its own entrance, kitchen, laundry, and heated bathroom floors, it's perfect for grandparents to stay close, for teenagers wanting independence, or for long term guests. There is plenty of room for family today, and options for the future. The backyard is fenced for safe play, with a garden shed ready for tools or toys. And with central A/C, a water softener, and thoughtful upgrades throughout, life here is designed for comfort. Where most homes struggle with street parking, this one shines with ample parking spots around. Beyond the front door, Kincora offers everything families love—parks, pathways, schools, and easy access to shopping and major routes. Whether it's a Costco run, a weekend

walk, or quick school drop-offs, everything is close at hand. This isn't just a house—it's a family home, ready to hold your stories for years to come.