



GRASSROOTS
REALTY GROUP

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94 Kincora Gardens NW
Calgary, Alberta

MLS # A2268989



\$788,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Side By		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	TV, home theatre system storage shelf in basement. Lawnmower in garage.		

Open House Saturday November 8th 11-2PM!! Welcome to this beautifully maintained, original-owner home offering over 3,000 sq ft of developed living space in the highly sought-after, family-friendly community of Kincora. Ideally located on a quiet street just steps from scenic green space, this spacious 4-bedroom residence combines comfort, functionality, and thoughtful upgrades throughout. The main floor features an inviting open-concept layout with a soaring vaulted ceiling in the living room, highlighted by a stunning floor-to-ceiling stone-faced fireplace and decorative ceiling beams. The chef-inspired kitchen boasts granite countertops, maple cabinetry, a raised breakfast bar, corner pantry, and newer stainless steel appliances—including a refrigerator and electric stove replaced within the last two years. A bright and expansive breakfast nook opens onto a newly painted oversized deck with a BBQ gas line, perfect for outdoor entertaining. A generously sized main floor office with French doors, large window, and hardwood flooring provides an ideal work-from-home space. A convenient 2-piece powder room and laundry room complete the main level. Upstairs, a sun-filled bonus room with corner windows offers serene ravine views. The spacious primary suite includes a luxurious 5-piece ensuite with a relaxing corner soaker tub. Two additional bedrooms are thoughtfully positioned for privacy and share a 4-piece bathroom. The professionally developed basement is a true showstopper—designed for entertaining with a large recreation area, wet bar with wine fridge, and a full home theatre system. A fourth bedroom and another full 4-piece bathroom complete this level. Additional features include hardwood flooring on the main, upgraded underlay on the stairs, built-in sound system, central vacuum, and extra windows for enhanced natural light. Recent

updates include new roof shingles, partial new siding, and a new garage door with windows. Enjoy all that Kincora has to offer—ravines, parks, playgrounds, and extensive walking/biking paths—while being close to schools, shopping, and with easy access to the airport and the mountains. Don't miss your chance to own this exceptional home—contact your favorite REALTOR® today to schedule a private showing!