



GRASSROOTS
REALTY GROUP

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180 Kinlea Link NW
Calgary, Alberta

MLS # A2273100



\$719,900

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

Heating:	Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	Pergola and Backyard Shed		

It's hard to overstate how rare this setting is—GREENSPACE OUT FRONT, no neighbours behind, and a park and playground tucked right across the street. The home sits quietly in the middle of it all, trading traffic noise for open views and an everyday rhythm that feels calmer the moment you pull up. Inside, nearly 2,300 sq ft of above-grade space folds into a layout that actually understands real life. The TWO-STOREY FOYER sets the tone with breathing room, then slides into a main floor built around connection: a living room anchored by a GAS FIREPLACE, a bright rear dining nook overlooking the yard, and a kitchen that gets the essentials right. Stone counters, a CENTRAL ISLAND, and a WALK-THROUGH PANTRY create that groceries-to-counter efficiency that becomes addictive once you have it. The formal dining room adds flexibility—host, work, or convert it to the project room that finally corrals everything. The mudroom is another everyday win, complete with a UTILITY SINK and direct access to both the garage and pantry. (If you've ever needed to rinse soccer cleats or thaw a freezer meal without turning the kitchen into a crime scene, you already know why this matters.) Upstairs, the BONUS ROOM sits exactly where you want it—far enough from the bedrooms for movie nights, close enough for weekend lounging. The primary suite keeps things calm and proportioned: an ensuite with a LARGE SOAKER TUB, DUAL-SINK VANITY, and a proper walk-in closet. Two additional bedrooms and a full bath round out a floor that feels balanced, not crowded. The backyard is where this home quietly flexes. A TWO-TIERED REAR DECK with a PERGOLA adds structure and shade, the yard is fully landscaped and private, and the OVERSIZED SHED handles the gear that usually overruns a garage. With no houses

backing you, evenings feel wide open—summer dinners, fall firepits, and the kind of outdoor space that works twelve months a year with the right jacket. Set in KINCORA, a northwest community known for its scenic pathways and easy access to both Stoney and Deerfoot, the location lands that sweet spot between quiet residential and quick convenience. Creekside and Sage Hill shopping are minutes away, and daily errands stay blissfully simple. Come see how this home uses its lot, light, and layout to make everyday life easier—and a lot more enjoyable.