



**GRASSROOTS**  
REALTY GROUP

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**194 Kincora Glen Rise NW**  
**Calgary, Alberta**

**MLS # A2276112**



**\$748,500**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,219 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in the desirable northwest community of Kincora, this OVER 2,200 SQ. FT. WALKOUT HOME is one of those properties that truly surprises once you're inside. The layout is thoughtful, the rooms are generously sized, and the home offers flexibility that adapts to real life. From the moment you enter, NINE-FOOT CEILINGS and a welcoming foyer create an immediate sense of openness, complemented by an oversized front entry closet. A FORMAL LIVING AND DINING ROOM sits at the front of the home, offering a refined yet flexible setting for entertaining or everyday use. The kitchen is designed with functionality in mind and features a BREAKFAST NOOK, PANTRY, and ample cabinetry, opening naturally into the family room anchored by a GAS FIREPLACE. Large windows allow natural light to fill the main living areas, while the ELEVATED DECK extends daily living outdoors. The layout is intentional, with large principal rooms and storage where you actually need it. A MAIN-FLOOR LAUNDRY AND HALF-BATH COMBINATION adds everyday convenience, along with access to the DOUBLE ATTACHED GARAGE, which is EQUIPPED WITH A 220V PLUG for future electric vehicle charging potential. Upstairs continues to impress with a floor plan that simply works. The PRIMARY RETREAT features a walk-in closet and a FIVE-PIECE ENSUITE with double sinks, a deep soaker tub, and a stand-up shower. Two additional generously sized bedrooms include WALK-IN CLOSETS and are served by a FULL FOUR-PIECE BATHROOM. A DEDICATED HOME OFFICE supports today's work-from-home lifestyle, while the MASSIVE WEST-FACING BONUS ROOM is filled with evening light and offers flexibility for relaxing or entertaining. The UNDEVELOPED WALK-OUT BASEMENT offers excellent potential for future development,

whether for additional living quarters, multi-generational use. A secondary suite would be subject to approval and permitting by the city/municipality. Major hail-damage insurance work has been completed, including a FULL ROOF REPLACEMENT(2025), NEW SIDING ON THE FRONT AND LEFT ELEVATIONS(2025), and REPLACEMENT OF DAMAGED WINDOWS (2025). Remaining approved items, including the GARAGE DOOR, EAVESTROUGHS, FASCIA, DOWNSPOUTS, EXTERIOR METAL WORK, and minor trim painting where appropriate, are scheduled to be completed in the New Year. Kincora is known for its PARKS, PLAYGROUNDS, and EXTENSIVE PATHWAY SYSTEM, with nearby SCHOOLS and convenient access to SHOPPING and SERVICES in Sage Hill, Creekside, and Beacon Hill. Quick access to STONEY TRAIL, SHAGANAPPI TRAIL, and BEDDINGTON TRAIL makes commuting throughout the city efficient. Homes like this don't always show their full value at first glance, but once inside, the flow, layout, and possibilities are immediately clear. Book your private showing today.