



GRASSROOTS
REALTY GROUP

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91 Kinlea Link NW
Calgary, Alberta

MLS # A2280317



\$789,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Se		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Security System

CUSTOM BUILT IN KINCORA!! BACKING ONTO GREEN SPACE!! WALKOUT BASEMENT!! DOUBLE ATTACHED GARAGE!! 3100+ SQFT OF LIVING SPACE!! 4 BEDROOMS!! 3.5 BATHROOMS!! FULL OF UPGRADES - NEW ROOF, NEW GARAGE DOOR, VAULTED CEILINGS, NEW HOT WATER TANK, NEW FLOORING, NEWLY PAINTED, AND NEW LIGHT FIXTURES. Step inside to a bright, open main floor featuring a spacious living area plus a cozy family room with an electric fireplace. The dining area opens directly onto the backyard deck, all overlooking serene green space and a playground beyond. The kitchen has an island, lots of cabinetry, walk-in pantry, and direct access to the laundry room and garage. A convenient 2PC bath completes this level. Upstairs offers three generous bedrooms, including a stunning primary bedroom with walk-in closet and 5PC ensuite bath. Two additional bedrooms share a full 4PC bath, plus a HUGE upper family area perfect for movie nights, play space, or a home office. The WALKOUT BASEMENT is loaded with potential, featuring a large rec room, bar area, full 4-piece bath, and a fourth bedroom. Enjoy outdoor living at its best with a custom built patio and firepit, perfect for hosting gatherings or cozy nights under the stars. Located in the community of Kincora, backing directly onto green space and park & playground, and just minutes to Walmart, Costco, restaurants, gyms, and major routes — this home checks every box for lifestyle, space, and location.