



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

MLS # A2291813



\$709,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,934 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, No Back Lane, Rectar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: Garage Remote, Telus RING Doorbell and Alarm System, TV Wall Mount

Beautifully maintained by the original owners, this exceptional smoke-free, pet-free and scent-free home sits on a prime CORNER lot directly across from a PARK and playground in the highly sought-after northwest community of Kincora. This home has a smoke-free and pet-free environment, contributing to its exceptionally clean and well-kept condition. The MAIN floor offers a warm and inviting layout with neutral tones, granite countertops, and stainless steel appliances. A thoughtfully designed walk-through butler's pantry connects the garage through the laundry area to the kitchen, making everyday living and grocery unloading incredibly convenient. The main living space features a cozy gas fireplace, a spacious dining area, and access to the back deck with gas BBQ hookup, perfect for outdoor entertaining. UPSTAIRS you'll find three bedrooms and a spacious, VAULTED BONUS ROOM with large sun-filled windows. The PRIMARY suite provides a relaxing retreat complete with an oversized jetted tub, separate shower, and double sinks. Two additional bedrooms offer flexibility for family, guests, or a home office. The undeveloped BASEMENT offers excellent potential for future development, with three large windows and roughed-in plumbing for a future bathroom and additional bedroom, and recreation area as needed. Other very recent upgrades include NEW SHINGLES and EVESTROUGHS and DOWN SPOUTS, and all LED lighting. IDEALLY located with easy access to Stoney Trail, Beddington Trail, and Deerfoot Trail, this home is also close to major shopping, restaurants, gyms, dance studios, fitness facilities, parks, and extensive walking and bike paths. Situated in a welcoming neighbourhood known for its great neighbours and family-friendly atmosphere, this is a fantastic opportunity to own in one of northwest Calgary's

most DESIREABLE communities.