



**12 Kincora Mews NW
Calgary, Alberta**

MLS # A2296811



\$819,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,337 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Back Lane, Pie Shaped Lot, Sloped Down		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: none

OPEN HOUSE SAT 1-4PM. Gorgeous EXCEL custom built home located on a quiet cul-de-sac in the heart of Kincora. Open floor plan concept with main floor features hardwood floors, den, pantry & island in the kitchen, granite counter tops, 42" cabinetry, stainless steel appliances, large living room with fireplace, bright dining room with windows to a two-tiered deck. Upper floor has huge bonus room with vaulted ceilings, large primary bedroom with walk-in closet and 5-pc ensuite bathroom. 2 other good sized bedrooms, laundry room and a 4-pc bathroom. Fully open walk-out basement is ready for your vision with roughed-in plumbing. Close to T&T, Walmart, Costco & Beacon Hill shopping area. This area is also zoned for Simon Valley School (K-6), Colonel Irvine School (7-9, mandarin bilingual 5-6, 7-9) and John G Diefenbaker High School (10-12, IB program). Easy access to downtown, Stoney Trail & airport. Shows pride of ownership and available for quick possession.