



**187 Kincora Drive NW**  
**Calgary, Alberta**

**MLS # A2302683**



**\$848,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,261 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Love where you live! Families grow fast, and this luxurious, comfortable 5-bedroom, 3.5 bath home is ready to grow right along with you. Welcome to Kincora, a mature, established, upscale neighbourhood loved for its pathways, ponds, nearby schools, and easy access to Sage Hill, Creekside, Beacon Hill, and Nolan Hill shopping. Enjoy the perks of a mature, established community in a home that feels and presents like new! Take time with the photos and be sure to click the media reel so you can take in the beauty of this home &ndash; the gorgeous kitchen, handsome stair railings, the showstopper fireplace in the open-to-above living room. Extensive recent upgrades include&hellip; are you ready?... fence replacement, pergola, central air conditioning, furnace, hot water tank, carpet, stair railings, ceilings, pot lights, light fixtures, sinks, faucets, backsplash, countertops, appliances, interior doors, fireplace refacing, closet organizers, primary wardrobe, roofing shingles, siding, cladding, eaves, soffit, fascia and more, plus a complete motorized blinds package. The rear yard is fenced, secure and spacious. There&rsquo;s nothing like the peace of mind in knowing you&rsquo;ve found a well cared for home that won&rsquo;t drain your bank account with maintenance and repair costs. Summer possession means you&rsquo;ll be settled in time for the new school year. Your life may fit here, so book your viewing appointment today. We can&rsquo;t wait to show you around!