



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

**MLS # A2135374**



**\$889,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,452 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Central	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Beautiful well kept family home (Excel Homes) on a quiet street backing south onto a ravine! Open design with welcoming foyer, fabulous dining room/flex room, big white kitchen with dark hardwood floors and main floor family room with gas fireplace and custom built in's. Garden door off breakfast nook leads to professionally installed cedar decking, landscaping and heritage stone patios. Upstairs are 4 bedrooms. Master bedroom with luxurious 5pce ensuite bath. 2 other good sized bedrooms and the 4th bedroom up has another 4pce ensuite bath, great for guests etc. Extra large bonus room completes the upper level. Basement is beautifully finished with the 5th bedroom, rec room, 4pce bath and a spacious home office. This home has many upgrades including all light fixtures, high end carpet and underlay, black out blinds in all bedrooms, hot and cold running water taps in the backyard, and fully insulated and drywalled and painted 21&times;21.9 double attached garage!