



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

MLS # A2143837



\$899,800

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,358 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached, Driveway, Garage Door		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Environmental Reserve,		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

(Open house 2pm-4:30pm Monday July 1st) Look No further! Welcome to this stunning dream house in the vibrant and prestigious community of Kincora, nestled in the sought-after NW area of Calgary. Features Fully Finished Walkout Basement. Enjoy additional living space and direct access to the outdoors. Easy to convert it to secondary suite with city approval and permits. Backs Onto Ravine and Walk Path. Scenic views and tranquility right from your South-Facing backyard. Sun-soaked and perfect for outdoor gatherings. Newly Painted and Engineered Hardwood Flooring throughout: Modern and low maintenance. Granite Countertops and Raised Kitchen Cabinets in kitchen: A chef's dream. Built-In Ceiling Speakers in Kitchen and Bonus Room area: Elevate your audio experience. Impressive Vaulted High Ceiling for Bonus Room: A versatile space. Large Laundry Room: Convenient and functional. Master Suite: Oversized bedroom with ravine views, his & hers double vanity, a large soaker tub and spacious walk-in closet with cabinets and organizers. Handyman's dream Double Garage: Upgraded flooring, workshop space, and ample shelving. Maintenance-Free Deck with BBQ Gas Line and beautiful glass railing, Ideal for entertaining. Stamped Concrete Patio on Lower Level, perfect for relaxing. Bright and Open Walkout Basement: Storage heaven or showcase for your collection. Wet Bar with sink and beverage Center and built-in cabinets with microwave space: Entertain in style. Additional 4th Bedroom and Modern Bathroom in Basement: Perfect for guests or big family. Central Vacuum System and Central Air Conditioning with Two-Zone Climate Control: Convenient and Comfortable year-round! Available for Immediate Possession! Don't miss out—act now! Feel free to reach out if you need more information or want to schedule a

viewing!