



**58 Kincora Manor NW
Calgary, Alberta**

MLS # A2149199



\$679,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,845 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Recessed Lighting		

Inclusions: Gas Line To BBQ

Located on a very quiet street, this home sits across from residences that back onto the natural ravines and scenic walking paths of the Kincora area. Spacious 1844 sq ft open-plan home, naturally bright from the expansive East facing windows at the back, with notable interior features such as engineered hardwood floors throughout the main floor, plush white carpet, marble quartz countertops in the kitchen and all bathrooms, and Carrera marble-inspired porcelain tile in the ensuite bathrooms. Designer lighting, pot lights throughout, custom window coverings, and central air conditioning add to the home's appeal. Large great room boasts a gas fireplace with a herringbone tile surround adding a warm ambience to the modern design of this well-maintained, turnkey home. The kitchen boasts two-tone cabinetry with white shaker-style uppers and navy blue lowers, accented by gold handles, ample counter space and plenty of storage in the pantry. Open to the kitchen and living room is the dining area that has patio doors leading to the sun-filled backyard. Convenient main floor laundry. Upstairs, you'll find a large bonus room, a primary bedroom with a 5-piece ensuite, two additional bedrooms, and a 4-piece main bathroom. The lower level remains undeveloped, offering you a blank canvas for future expansion. The garage is insulated, drywalled, and heated. Outside, there's a large deck and yard with a hot tub pad (tub not included), ideal for creating your backyard oasis. Fully fenced backyard is huge offering lots of room for you to create a space where your family can have fun and relax in. Enjoy the ease of quick access to local shopping and major traffic routes. Property was a former Remediated Grow-Up in 2008.