



**113 Kincora Glen Rise
Calgary, Alberta**

MLS # A2158232



\$799,998

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,324 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: All Curtin's

Discover this stunning, recently renovated home in the desirable Kincora community, offering unparalleled privacy and a serene setting with no neighbors behind. The walkout basement backs onto a tranquil ravine, providing the potential for over 1,000 sqft of additional living space or a rental suite(Subject to Permitting and Approval) The main floor boasts new luxury vinyl plank flooring, a sunlit living room with high ceilings, and an open-concept kitchen featuring brand-new modern appliances and a walk-through pantry. A versatile flex room and cozy dinette add to the home's appeal. Step outside to an expansive, south-facing deck with breathtaking panoramic views of the green space—perfect for entertaining. Additional comforts include central air conditioning for those hot summer months. Upstairs, with brand-new premium carpet, the bonus room offers flexibility as a family gathering space, home theater, or play area. The primary bedroom is a true retreat, featuring a private ensuite and a walk-through closet connected to the conveniently located laundry room. Two additional bedrooms share a well-appointed 4-piece bathroom. The walkout basement provides over 1,000 sqft of customizable space, ideal for a recreation room, home office, or guest suite. With easy access to amenities, schools, parks, and transportation routes, this home seamlessly blends comfort with natural beauty. Schedule your viewing today! (A Secondary Suite would be subject to approval and permitting by the city/Municipality.