



**155 Kincora Manor  
Calgary, Alberta**

**MLS # A2162403**



**\$839,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,579 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Triangular Lot, City Lot, Corner Lot, Fruit Trees/Shrub(s), Few Tre		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Gazebo, shed, central vacuum cannister, 2xgarage door openers

Visit REALTOR® website for more information. This unique 5 level-split WALKOUT is on a Massive Pie-Shaped lot and has 2489sqft of finished space. Expansive vaulted ceilings & open concept. Step up to the sizeable kitchen, tons of cabinet & counter space & walk-in pantry. A South Facing 10x16' deck is off the Kitchen. The MB is also on this level with a full bath/separate shower & walk-in closet. Next level up, 2 lrg bdrms and another 4pc bath.3rd level has 4th bdrm, Rec Room and separate entrance to 28x16 brick patio, Gazebo & Huge South Facing Yard. 3rdlevel also has a gas fireplace, perfect for family movie nights. This walkout level is roughed in for a wet bar and could be Suited. The lowest level features a Flex Space, Office? Media / Games room? One of the Largest South lots in Kincora, additionally there is an 8x12' shed, 18x18' paver's and a 24x22 garage (29522263)