



**400 Kincora Drive NW  
Calgary, Alberta**

**MLS # A2175133**



**\$735,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Wet Bar		

**Inclusions:** Pool Table and Shelves in Basement

Welcome to your dream home in the highly sought-after community of Kincora! This bright two-storey home is in a prime location backing onto a greenspace and is surrounded by scenic pathways, parks, fantastic shopping and hot-spot restaurants. The exterior has just been renovated including NEW SIDING, NEW ROOF & NEW SOFFITS. As you walk in the front door, you are greeted with a formal dining room, perfect for hosting dinner parties and family gatherings. The open concept kitchen and living room features a cozy corner fireplace windows and patio doors, looking out into the large yard, that flood the space with natural light. The kitchen is equipped with a large island, granite countertops, cherry wood cabinets, built-in wine rack, and a sunny eating area leading to the outdoor deck. The upper level boasts an additional loft area ideal for a home office or study space. The bonus room is a versatile space that can be used as a media room, playroom, or additional living area. This home also features 2nd floor laundry, perfect for a busy family! The master suite is a welcoming retreat with a beautiful ensuite featuring a corner tub, glass shower, double vanity with seating space and storage, and a walk-in closet. The second and third bedrooms are generously sized and perfect for family or guests. In the finished basement (with a separate entrance) you will find the fourth bedroom which includes a large window with ample natural light. There is a full bathroom that is stylish and functional. The highlight of the basement is the great family area including a huge wet bar, making it an ideal space for entertaining or relaxing. The basement also includes the convenience of second laundry. The HEATED garage also has a separate entrance for the basement. Don't miss your opportunity to live in one of the most desirable communities in NW Calgary. Schedule

a viewing today and experience the perfect blend of comfort, and convenience in your new Kincora home!