



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

MLS # A2177052



\$775,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,134 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Str		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this 4 bedroom, 4 bathroom, FULLY FINISHED home in the sought-after community of Kincora. This home is situated on a pie-shaped lot, backing a walking path and only a short drive to all the amenities you need. This home offers pride in ownership and you will not be disappointed with the functional layout. Walk inside and be greeted by a large entry with a built-in bench and stunning hardwood floors. The OPEN FLOOR plan features a cozy living room with a gas fireplace and mantel and a recessed space perfect for the TV. The Dining room is spacious with built-in bench seating and connects to the Kitchen. The kitchen counters are currently undergoing a facelift (aswell as the bathroom counters) that will see the laminate counters in the photos replaced with white QUARTZ. The kitchen is absolutely the heart of the home with plenty of cabinets, counter space, and a massive island, plus a walk-through pantry with more cabinets and counter space. The pantry connects to the boot room right off the DOUBLE ATTACHED GARAGE and again offers even more storage. Upstairs you will find at the top of the stairs two well-sized bedrooms both with WALK-IN CLOSETS, a 4 piece bathroom, and a walk-in LAUNDRY ROOM with more built-in storage! There is a large west-facing BONUS room with built-in cabinetry and the PRIMARY BEDROOM is tucked away with a 5 piece ENSUITE and WALK-IN CLOSET! The basement is professionally finished by the builder and features a large Family room with a built-in WET BAR, a FULL 4 piece Bathroom and a 4th Bedroom, plus there is tons of storage! The backyard is well-manicured with a tree line, a Composite Deck, and privacy walls, there is space and hookups for a HOT TUB plus plenty of room for the kids and dogs to still play and run, the back fence also has access to the walking paths backing the

property. This home offers both pride in ownership and a thought-out functional layout, Move in ready and could be the one you were waiting for!