



**157 Kincora Cove NW
Calgary, Alberta**

MLS # A2178773



\$779,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,651 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Street Lighting, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: wine fridge, TV brackets, built-in office (pine), fire pit, underground sprinkler system, sound system in the basement, security equipment only

Prime Location! Immaculately maintained home in the desirable community of Kincora, located on a quiet, tree-lined cul-de-sac with outstanding curb appeal. Just minutes from Creekside and Beacon Hill shopping centers, with quick access to Stoney Trail, Deerfoot Trail, Highway 2 North. Very easy access to the mountains. Close to walking paths, parks, and close to schools. The main floor features rich hardwood flooring in the living room area and ceramic tile in the dining room, entryway, kitchen, all bathrooms, and laundry room, dining room. Entry way is large and has plenty of closet space. Laundry room and mud room in back opens to a double attached garage. The living room is an inviting space, showcasing vaulted ceilings and a cozy gas fireplace as a focal point. The gourmet kitchen is a chef's dream, complete with a large island and eating bar, quartz countertops, and newer stainless steel appliances, including a stove, hood fan, built-in microwave, dishwasher, wine fridge, and an upgraded refrigerator. The dining area opens onto a large deck and beautifully landscaped, fully fenced backyard with a fire pit. Laundry opens directly to the double attached garage. Upstairs offers three spacious bedrooms, including a luxurious master suite with room for a king-sized bed, a large walk-in closet, and a stunning 5-piece ensuite. Ensuite includes a soaker tub and stand alone shower. The additional two bedrooms are generously sized with plenty of closet space, and a recently renovated 4-piece bath. The fully finished basement boasts a massive rec room with a second gas fireplace, a built-in pine workstation for two, a fourth bedroom, and an additional 3-piece bath. Extra features include an underground sprinkler system, central A/C, and a negotiable water filtration system and water softener. The property has been painted within the last year. With unbeatable

value, this home truly shows 10/10!