



**33 Kincora Landing NW
Calgary, Alberta**

MLS # A2195399



\$729,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,913 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	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:	Jetted Tub, Pantry, Storage		

Inclusions: please see supplements for available furniture for sale with property

NEW PRICE COME SEE A GREAT OPPORTUNITY!!! Welcome to 33 Kincora Landing, 2400 square feet of well thought out living space, a stunning two-storey home nestled in the heart of the desirable northwest community of Kincora! This beautifully maintained property offers the perfect blend of comfort and convenience, ideal for families or those looking to upgrade their space. Step inside to discover a bright and open layout, featuring a spacious bonus room perfect for a home office, media space, or play area. The primary bedroom boasts a luxurious ensuite bathroom, complete with a deep soaker tub and separate shower, providing a private retreat after a long day. With four bedrooms, 3 full bathrooms and 1 half bathroom, this home offers plenty of space for the entire family. The heart of the home is the inviting nook, perfect for casual dining, and the well-appointed kitchen that opens to a cozy living area. Downstairs, the fully finished basement adds additional living space, ideal for a recreation room, gym, or guest suite. Situated in a family-friendly community, Kincora offers a strong homeowners association, beautiful walking paths, and quick access to major roadways like Stoney Trail and Shaganappi Trail. Enjoy the convenience of nearby schools, shopping at Creekside Shopping Centre and Beacon Hill, and a variety of local restaurants and cafes. Don't miss your opportunity to call this incredible house your home. Schedule a private showing today!