



GRASSROOTS
REALTY GROUP

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193 Kincora Glen Rise NW
Calgary, Alberta

MLS # A2205757



\$779,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Closet Organizers

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to 193 Kincora Glen Rise NW — a beautifully upgraded home offering comfort, style, and functionality. The main floor features Brazilian walnut hardwood, a spacious kitchen with granite counters, stainless steel appliances, a large island, and ample storage. The bright living room includes a tile-faced fireplace and large windows. Upstairs boasts a vaulted bonus room, a primary suite with 4-piece ensuite, two additional bedrooms, a full bath, and convenient laundry. The professionally finished basement includes a custom mini bar, home theatre with 5.1 surround wiring, a 3-piece bath, bedroom, and soundproofed family room. Enjoy a low-maintenance yard with synthetic turf, patio stones, and a Mirage putting green. From the backyard, there's direct access to a pathway leading to the ravine—perfect for daily walks. Central A/C installed in 2023 completes this move-in-ready gem.