



**GRASSROOTS**  
REALTY GROUP

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**340 Kincora Drive NW**  
**Calgary, Alberta**

**MLS # A2209166**



**\$729,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,795 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Greenbelt		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NONE

2016 BUILT IN DESIREABLE Kincora? Here it is, EVERYTHING single family home features 9-foot ceiling, open concept, granite countertops in kitchen, the built-in speaker on the main floor and master bedroom, the potential for 5.1 channel home theater systems as the wiring is ready in the bonus room. Upstairs you will find a spacious bonus room for family entertaining, a good size master bedroom with 4PC ensuite, 2 additional bedrooms, and another 4PC main bathroom. Both of two bathrooms are one-piece marble sink and countertops. From the bonus room, there is an unobstructed green space view. Did I mention all Hunter Douglas window coverings? Yes, those blinds cost more than \$10,000.