



# 400 Kincora Drive Calgary Alberta

\$715,000

**\*\*OPEN HOUSE MARCH 23 NOON - 3:00.\*\*** Welcome to your dream home in the highly sought-after community of Kincora! This bright two-storey home is in a prime location backing onto a greenspace and is surrounded by scenic pathways, parks, fantastic shopping and hot-spot restaurants. The exterior has just been renovated including NEW SIDING, NEW SHINGLES & NEW SOFFITS. As you walk in the front door, you are greeted with a formal dining room, perfect for hosting dinner parties and family gatherings. The open concept kitchen and living room features a cozy corner fireplace windows and patio doors, looking out into the large yard, that flood the space with natural light. The kitchen is equipped with a large island, granite countertops, cherry wood cabinets, built-in wine rack, and a sunny eating area leading to the outdoor deck. The upper level boasts an additional loft area ideal for a home office or study space. The bonus room is a versatile space that can be used as a media room, playroom, or additional living area. This home also features 2nd floor laundry, perfect for a busy family! The master suite is a welcoming retreat with a beautiful ensuite featuring a corner tub, glass shower, double vanity with seating space and storage, and a walk-in closet. The second and third bedrooms are generously sized and perfect for family or guests. In the finished basement (with a separate entrance) you will find the fourth bedroom which includes a large window with ample natural light. There is a full bathroom that is stylish and functional. The highlight of the basement is the great family area including a huge wet bar, making it an ideal space for entertaining or relaxing. The basement also includes the convenience of second laundry. The HEATED garage also has a separate entrance for the basement. Don't miss your opportunity to live in one of the most desirable communities in NW ...

- 4pc Bathroom 9.83 Ft x 4.83 Ft
- Bedroom 9.83 Ft x 9.92 Ft
- Family room 18.00 Ft x 11.92 Ft
- Primary Bedroom 13.67 Ft x 15.25 Ft
- 5pc Bathroom 13.00 Ft x 9.92 Ft
- Bedroom 10.92 Ft x 12.25 Ft

- 3pc Bathroom 8.75 Ft x 6.33 Ft
- Other 23.75 Ft x 14.08 Ft
- 2pc Bathroom 3.08 Ft x 6.42 Ft
- Family room 11.92 Ft x 16.83 Ft
- Living room 10.08 Ft x 11.42 Ft
- Dining room 13.08 Ft x 7.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:  


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<https://www.artlee.ca/>



See

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Laundry room 5.33 Ft x 7.58 Ft

Bedroom 8.42 Ft x 11.08 Ft

Furnace 8.17 Ft x 12.25 Ft

Kitchen 15.08 Ft x 11.58 Ft

Other 7.00 Ft x 14.25 Ft