



400 Kincora Drive Calgary Alberta

\$735,900

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 ROOF & 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 Calgary. Schedule a viewing today and ex...

- 4pc Bathroom 3.00 M x 1.47 M
- 5pc Bathroom 3.96 M x 3.02 M
- Bedroom 3.00 M x 3.02 M
- Bedroom 3.33 M x 3.73 M
- Family room 5.49 M x 3.63 M
- Laundry room 1.63 M x 2.31 M

- Recreational, Games room 7.24 M x 4.29 M
- Furnace 2.49 M x 3.73 M
- 2pc Bathroom .94 M x 1.96 M
- Dining room 3.99 M x 2.23 M
- Family room 3.63 M x 5.13 M
- Kitchen 4.60 M x 3.53 M

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

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Primary Bedroom 4.17 M x 4.65 M

3pc Bathroom 2.67 M x 1.93 M

Bedroom 2.57 M x 3.38 M

Living room 3.07 M x 3.48 M

Other 2.13 M x 4.34 M