



## 66 Kincora Glen Rise Calgary Alberta

\$719,900

PRICE REDUCED!! BEST VALUE IN KINCORA!! Amazing opportunity to move into a complete family home with room to grow in the amazing community of Kincora. This home has it all and does not disappoint from the minute you walk into the spacious foyer area into the open concept kitchen/living room/dining room area that will be the hub for all your family activities. You'll feel the rustic charm shine through in the cozy family room complete with custom timber light fixture and you'll gather around the spacious kitchen complete with stainless appliances, a corner pantry and loads of counter space, the chef in your family will appreciate. The dining room is nicely separated from the family room by a 3-way fireplace and overlooks your large backyard and an oversized deck, perfect for those BBQ's in the summer. A convenient flex space that can be used as an office or formal dining room completes this well laid out main floor. Upstairs you will find an amazing bonus room that's flooded with natural light and 3 well-sized bedrooms including a primary suite complete with a corner soaker tub, separate shower and dual vanities. An upper floor separate laundry room completes the upper floor. The finished lower level offers a 4th bedroom, a full bathroom, and a great rec area perfect for those movie nights or a play area for the kids. Central air conditioning, brand new roof and all repairs from the summer hail storm have been completed making this home turn-key and ready to move in. This home sits on a great street walking distance to all the amazing paths and ravines in Kincora and all the amenities you will need all around the community. This is the perfect family home!!! (id:6769)

Family room 25.83 Ft x 11.75 Ft

Den 9.67 Ft x 4.42 Ft

Bedroom 11.67 Ft x 10.08 Ft

3pc Bathroom 9.08 Ft x 5.42 Ft

Other 8.00 Ft x 7.50 Ft

Foyer 10.17 Ft x 6.42 Ft

Other 11.83 Ft x 11.42 Ft

Kitchen 14.58 Ft x 11.42 Ft

Dining room 12.92 Ft x 9.25 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Other 5.50 Ft x 3.25 Ft

Primary Bedroom 14.92 Ft x 13.17 Ft

5pc Bathroom 12.92 Ft x 8.67 Ft

Bedroom 13.42 Ft x 11.17 Ft

Bedroom 10.42 Ft x 9.58 Ft

4pc Bathroom 9.50 Ft x 5.42 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.dannyraposo.com/>

**RE/MAX**<sup>®</sup>

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

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

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

Pantry 4.17 Ft x 4.00 Ft

Bonus Room 18.92 Ft x 16.17 Ft

Living room 14.58 Ft x 11.00 Ft