



## 117 Kincora Place Calgary Alberta

\$739,000

This former show home is situated on a quiet cul de sac. Backing on to a green space and ravine you can enjoy many long walks out your back yard. Loads of natural light come in from this west back yard. There is a walkway to the ravine right beside the house. The 2 story foyer has a ceramic tile floor and a built in deacons bench, so you can sit to put on your boots! The entryway opens up to the second floor for added elegance and brightness. The kitchen has an enormous stainless steel island with a double sink, stainless steel appliances and loads of storage. Plenty of storage with all the kitchen drawers and cabinets. There are built in shelves for wine and spices, and a rough-in for a garburator. The fridge has the external water supply for easy access to a fresh drink. Just off the kitchen is a spacious eating area which shares a 3 sided gas fireplace with the family living room. The large windows bring in a ton of natural light from the west. There is a handy 2-piece powder room just off the living area on the main floor. The laundry room is situated next to the double garage with area for a mud room, with built in cupboards and shelving, plus a large closet. As you go upstairs, you will first notice a handy office/desk area with more built-in shelves. The primary bedroom again has those big windows to make it bright and airy. The master ensuite has a gorgeous soaker tub, shower stall, vanity and separate toilet. An attached walk in closet will hold all your clothes. There is also a window in the closet, which is a plus, so finding that perfect outfit is easy! There are two more good sized bedrooms, both full of light, a linen closet and a full 4-piece bathroom upstairs. The basement is partially developed with a large bedroom plus a full 4-piece bathroom. There is a massive storage system with sliding doors, handy to store everything you need to store! The rest o...

Primary Bedroom 11.25 Ft x 11.23 Ft

Bedroom 12.17 Ft x 13.17 Ft

Bedroom 11.17 Ft x 11.17 Ft

Loft 5.83 Ft x 5.67 Ft

Bedroom 10.00 Ft x 11.50 Ft

Family room 15.42 Ft x 18.58 Ft

Foyer 6.50 Ft x 8.67 Ft

Living room 13.33 Ft x 14.50 Ft

Dining room 9.00 Ft x 11.58 Ft

Kitchen 9.00 Ft x 16.67 Ft

Laundry room 7.17 Ft x 11.83 Ft

2pc Bathroom 5.00 Ft x 5.67 Ft

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Listing Presented By:



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REALTY

149 West Lakeview Point, Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)

Den 7.67 Ft x 8.00 Ft

Furnace 6.33 Ft x 22.58 Ft

4pc Bathroom 4.75 Ft x 11.50 Ft

4pc Bathroom 9.33 Ft x 13.42 Ft

4pc Bathroom 4.92 Ft x 10.00 Ft