



# 140 Kinlea Link Calgary Alberta

\$799,000

((OPEN HOUSE SATURDAY OCT 19th 1 - 3 pm)) NEW APPLIANCES & FULL REPAINT JUST COMPLETED! Boasting one of the LARGEST LOTS IN KINCORA and a FULLY DEVELOPED LIVING SPACE with nearly 3,000 sqft, here is the large family home you have been looking for! The expansive main floor offers an updated kitchen with NEW APPLIANCES, STONE COUNTERTOPS and LOADS OF NATURAL LIGHT from the bank of SW windows. There is a main floor office/den for all of your work from home needs or as a private study area with french doors, perfect for keeping your eye on the young students of the home! Moving up to the upper level, the master bedroom is spacious and provides a welcome retreat for the Lord and Lady of the home. The large 5 piece ensuite bath boats a LARGE SOAKER TUB, dedicated shower, DUAL VANITIES and the all important walk in closet. A large bonus room provides ample space for relaxing or as a flex space as needed. There are 2 more large bedrooms and a 4 piece bath for the kids! Heading to the fully developed basement this space is perfect for the young adults or guests with space for watching movies and entertaining friends. The private oversized pie lot benefits from the SW exposure with loads of year round sunlight and due to its shape privacy that is hard to compete with. The double attached garage provides storage and convenience. Across the street there is a convenient tot-park complete with a playground! The combination of a PRIME LOCATION, OVERSIZED PRIVATE LOT and close proximity to the PARK make this property a rarity in this segment! The nearby shopping area boasts everything you could need and is only a quick stroll from the property. Kincora is conveniently located a few minutes from the Ring Road providing quick access to anywhere in the city. Book a private showing today! (id:6769)

Bedroom 11.50 Ft x 9.75 Ft  
 Other 7.00 Ft x 5.17 Ft  
 Other 8.08 Ft x 4.83 Ft  
 4pc Bathroom 8.08 Ft x 4.83 Ft  
 Living room 14.50 Ft x 12.67 Ft  
 Kitchen 14.58 Ft x 11.42 Ft

Bedroom 14.92 Ft x 13.17 Ft  
 5pc Bathroom 12.92 Ft x 12.92 Ft  
 Other 5.83 Ft x 5.00 Ft  
 Bedroom 10.33 Ft x 9.58 Ft  
 Bedroom 13.25 Ft x 11.08 Ft  
 4pc Bathroom 9.58 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:  
2% Realty

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



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Dining room 12.92 Ft x 9.33 Ft  
2pc Bathroom 5.42 Ft x 4.83 Ft  
Office 10.00 Ft x 9.67 Ft

Laundry room 9.92 Ft x 6.33 Ft  
Bonus Room 18.92 Ft x 16.17 Ft