



## 31 Kinlea Way Calgary Alberta

\$419,900

Attention - INVESTORS, FIRST TIME HOMEOWNERS OR Buyers who NEED/WANT a 15'8 x 35'7 oversized, drywalled and heated TWO car (Tandem) attached garage. Room for your car(s), your work bench, a street bike...and whatever else you want to store here! Others in complex have transformed part of this space into an office or a GYM (with board approval)! PLUS, this complex LOVES PETS (with board approval!) This is a coveted 2 bed/2.5 bath TOWNHOUSE - built in 2013! Stylish finishes. Oversized Windows face EAST and WEST! So much natural light floods the unit from front to back! Incredible open-concept space - with 9' ceilings. Stunning kitchen with extended-height custom maple cabinets, full height glass mosaic tile backsplash and functional pantry! Space for an eat-in bar and loads of room for your DINING table! Door goes directly out to your west facing deck....so nice and private behind this unit. Large living area. 2-piece powder room completes this level. Upstairs you find TWO large bedrooms - both with luxurious ensuites and walk in closets!!!! PLUS, laundry room is conveniently located on this level!!!! With a natural ravine system winding its way throughout the community and 120 acres of park and Environmental Reserve, Kincora is ideal for outdoor activities where the residents can enjoy the abundant collection of walking trails and parks throughout the entire community. Kincora also offers convenient access to a variety of amenities with major shopping centers nearby including the Gates of Nolan Hill, Evanston Plaza, Beacon Hill, Sage Hill, and Creekside shopping centers. Restaurants, entertainment, medical, dental, and fitness destinations are plentiful in this community. With close proximity to five major roads including Beddington Trail and Stoney Trail and convenient public transit options, Kincora is ideal for those commuting anywhere in Calgary...

2pc Bathroom 5.00 Ft x 5.08 Ft  
Dining room 12.08 Ft x 14.25 Ft  
Kitchen 13.42 Ft x 11.67 Ft  
Living room 15.33 Ft x 12.92 Ft  
3pc Bathroom 7.83 Ft x 4.92 Ft

4pc Bathroom 6.42 Ft x 7.83 Ft  
Bedroom 11.58 Ft x 10.92 Ft  
Primary Bedroom 11.58 Ft x 11.25 Ft  
Other 3.42 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

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**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)