



## 49 Kincora Glen Rise Calgary Alberta

\$809,900

Location!! Prestigious well cared for home with South facing yard & Panoramic View backing onto Ravine & Environmental Reserve! Complete with 9' ceilings in both Main & Basement, hardwood throughout Main floor, knockdown ceilings, pot lights, custom built-in wall units in Family Room & Den/Office, Hunter Douglas blinds .. etc . Open concept main floor Family Room, 3-sided fireplace separating the Dining Room with sliding door to rear decks. Gorgeous kitchen with Granite counter tops, Island & walk-in pantry. Main floor Flex Room / Den with French doors. Oversized Bonus Room with vaulted ceilings & custom built-in work space. Master bedroom with south Ravine view complete with 5 pc Ensuite (his & her vanities, corner tub & separate shower) & large walk-in closet. Other upgrades: Scheduled for install of New Roof and Siding this fall. (2021) S/S appliances. Water Tank & Softener; & double tiered rear decks and unobstructed view railings. Very high ceilings in insulated Garage, equipped with EV CHARGER! Sunshine basement can easily be converted as a Walk-Up. Easy access to pathway /greenbelt. Close proximity to Sage Hill Plaza (Walmart ,T & T Supermarket). (id:6769)

Primary Bedroom 13.25 Ft x 15.08 Ft

Bedroom 10.58 Ft x 11.33 Ft

Bedroom 9.42 Ft x 10.42 Ft

Bonus Room 12.42 Ft x 18.92 Ft

Laundry room 5.42 Ft x 5.42 Ft

4pc Bathroom 5.42 Ft x 9.33 Ft

5pc Bathroom 8.58 Ft x 12.92 Ft

Kitchen 11.50 Ft x 14.67 Ft

Other 5.75 Ft x 6.00 Ft

Dining room 9.25 Ft x 12.92 Ft

Living room 12.92 Ft x 14.50 Ft

Office 9.75 Ft x 9.92 Ft

2pc Bathroom 5.00 Ft x 5.42 Ft

Listing Presented By:



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eXp Realty



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