



## 62 Kinlea Court Calgary Alberta

\$1,025,000

Welcome to your dream home in the heart of Kincora! This stunning 6-bedroom (4 up + 2 down), 3.5-bath home offers over 4,000sqft of developed living space and has been extensively upgraded for modern comfort, accessibility, and efficiency. Step inside to find a bright and open layout with soaring ceilings in the two-storey foyer that fills the space with natural south-facing light. The chef-inspired kitchen features high-end appliances, an oversized island with a built-in wine fridge, and flows seamlessly into the spacious living and dining areas. You'll also love the dedicated main floor office, perfect for working from home or a quiet study space. Enjoy ravine views and local wildlife from the full-width composite deck--perfect for outdoor entertaining. The upper level showcases hardwood throughout and hosts 4 generously sized bedrooms, including a luxurious primary bedroom with a walk-in closet and 5-piece ensuite featuring a jetted tub and tile shower. The fully developed basement features 9-foot ceilings, a separate side entrance, two additional bedrooms, a stylish bar area, and a huge recreation space--ideal for multigenerational living or future suite potential (subject to approval and permitting by the city/municipality). The basement also features additional washer/dryer hookups. This home is also accessibility-friendly with a stair lift to the upper level and a creative garage mudroom with ramp access for wheelchairs. Major recent upgrades include: 2 new high-efficiency furnaces (less than a year old), Hot water tank replaced 3 years ago, New shingles (April 2025) and brand-new siding, Natural gas heater in the garage, TELUS security system installed, TELUS high-speed fiber internet ready. Tucked away on a quiet cul-de-sac with a huge backyard, this home is just minutes to the shopping, parks, transit, and all the amenities you could need. This one checks...

Primary Bedroom 16.00 Ft x 16.42 Ft

Bedroom 10.25 Ft x 10.92 Ft

Bedroom 10.08 Ft x 10.58 Ft

Bedroom 9.58 Ft x 10.08 Ft

Bonus Room 12.83 Ft x 19.92 Ft

4pc Bathroom Measurements not available

Laundry room 5.50 Ft x 6.58 Ft

4pc Bathroom Measurements not available

Other 6.00 Ft x 7.25 Ft

Kitchen 11.25 Ft x 14.83 Ft

Breakfast 8.92 Ft x 9.00 Ft

Dining room 11.25 Ft x 11.50 Ft

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Listing Presented By:



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5pc Bathroom	Measurements not available	Living room	11.50 Ft x 12.25 Ft
Bedroom	10.67 Ft x 11.50 Ft	Family room	11.50 Ft x 14.92 Ft
Bedroom	9.75 Ft x 10.75 Ft	Office	11.08 Ft x 11.75 Ft
Recreational, Games room	14.42 Ft x 25.75 Ft		