



## 71 Kinlea Link Calgary Alberta

\$729,900

Welcome to this beautifully maintained and upgraded home in the sought after NW Community of Kincora! Found on a quiet and private road with access to green space and park trails this home offers the perfect blend of comfort, convenience, and serene living in one of the premiere locations. This homes unique and incredible layout offers 4 Upper Level Bedrooms + Open Bonus Room , 2 Living Rooms + Dedicated Home Office (possible 5th bedroom) on the main floor, and a full 1 Bedroom Walk-Up Basement Illegal Suite! This home provides a fully modernized and redesigned finishing level that was thoughtfully and meticulously upgraded. Upgrades include: full laminate flooring across the entire main and upper levels for a seamless transition across levels, dual sinks with quartz counter tops and full tile in the primary ensuite, upgraded lighting across the main floor, chimney hood fan addition in the kitchen with upgraded tile work throughout, open railing across main and upper level for an open and airy feel throughout, upgraded iron railing on the extended back deck along with fully replaced and upgraded exterior replacement of the vinyl siding and roof (including Class 4 Shingle upgrade). With comfort in mind this homes main living space offers a cozy breakfast nook overlooking the backyard, an open and upgraded kitchen providing quartz counter tops, upgraded tile work, revitalized and custom full height painted kitchen cabinets, and corner gas fireplace tying the main floor entertaining space fully together. This homes flexibility on design is incredible and offers multiple configurations and uses. 4 Bedrooms, 2 Living Rooms, a Bonus Room + Main Floor Den make this home an incredibly open plan providing comfort and range of lifestyle. The fully completed Illegal Suite offers great value with over 750 Square Feet of living space with full separate entrance walk-up entra...

3pc Bathroom 5.00 Ft x 8.17 Ft

Bedroom 10.00 Ft x 10.75 Ft

Kitchen 9.75 Ft x 9.83 Ft

Recreational, Games room 21.75 Ft x 25.08 Ft

Furnace 11.33 Ft x 8.25 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Living room 12.17 Ft x 14.50 Ft

Living room 12.17 Ft x 11.83 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

5pc Bathroom 10.58 Ft x 11.67 Ft

Bedroom 9.25 Ft x 14.33 Ft

Bedroom 8.92 Ft x 11.33 Ft

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Listing Presented By:



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Bedroom 8.42 Ft x 10.75 Ft  
Dining room 10.92 Ft x 6.00 Ft  
Kitchen 10.92 Ft x 14.50 Ft  
Laundry room 7.42 Ft x 8.67 Ft

Bedroom 10.75 Ft x 11.33 Ft  
Bonus Room 12.00 Ft x 9.92 Ft  
Primary Bedroom 11.83 Ft x 14.83 Ft