



301 Kincora Glen Rise Calgary Alberta

\$709,000

Beautifully maintained by the original owners, this exceptional smoke-free, pet-free and scent-free home sits on a prime CORNER lot directly across from a PARK and playground in the highly sought-after northwest community of Kincora. This home has a smoke-free and pet-free environment,, contributing to its exceptionally clean and well-kept condition. The MAIN floor offers a warm and inviting layout with neutral tones, granite countertops, and stainless steel appliances. A thoughtfully designed walk-through butler's pantry connects the garage through the laundry area to the kitchen, making everyday living and grocery unloading incredibly convenient. The main living space features a cozy gas fireplace, a spacious dining area, and access to the back deck with gas BBQ hookup, perfect for outdoor entertaining. UPSTAIRS you'll find three bedrooms and a spacious, VAULTED BONUS ROOM with large sun-filled windows. The PRIMARY suite provides a relaxing retreat complete with an oversized jetted tub, separate shower, and double sinks. Two additional bedrooms offer flexibility for family, guests, or a home office. The undeveloped BASEMENT offers excellent potential for future development, with three large windows and roughed-in plumbing for a future bathroom and additional bedroom, and recreation area as needed. Other very recent upgrades include NEW SHINGLES and EVESTROUGHS and DOWN SPOUTS, and all LED lighting. IDEALLY located with easy access to Stoney Trail, Beddington Trail, and Deerfoot Trail, this home is also close to major shopping, restaurants, gyms, dance studios, fitness facilities, parks, and extensive walking and bike paths. Situated in a welcoming neighbourhood known for its great neighbours and family-friendly atmosphere, this is a fantastic opportunity to own in one of northwest Calgary's most DESIREABLE communities. (id:6769)

Living room 14.00 Ft x 12.08 Ft
Kitchen 13.50 Ft x 13.00 Ft
Laundry room 8.67 Ft x 6.33 Ft
Pantry 5.08 Ft x 4.58 Ft
2pc Bathroom 4.83 Ft x 4.75 Ft
Other 10.42 Ft x 6.92 Ft

Bonus Room 15.67 Ft x 14.00 Ft
Bedroom 10.08 Ft x 9.58 Ft
Bedroom 10.17 Ft x 9.67 Ft
4pc Bathroom 8.25 Ft x 7.83 Ft
5pc Bathroom 10.58 Ft x 8.42 Ft
Other 6.67 Ft x 5.92 Ft

Listing Presented By:



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TREC The Real Estate Company
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Dining room 10.08 Ft x 10.08 Ft

Primary Bedroom 14.00 Ft x 11.42 Ft