



# 400 Kincora Glen Rise Calgary Alberta

\$729,900

OVER 2600 SQFT LIVEABLE SPACE, 3 BEDS, 2.5 BATH, 2 CAR GARAGE, FENCED BACK YARD, DECK/GAZEBO - PERFECT FOR A FIRST TIME HOME BUYER - UPDATED FINISHING WITH AN ELEGANT DESIGN - This home begins with a 2 CAR ATTACHED GARAGE that leads to your LAUNDRY room and 2PC bath. An OPEN to ABOVE foyer leads into a large dining room, living room, kitchen and breakfast nook. The kitchen is fully equipped with all STAINLESS STEEL APPLIANCES and a bar style island. The living room has a fireplace to warm the space and large windows bring in a lot of natural light. The breakfast nook leads to the DECK with accent fencing and a gazebo. A FENCED well manicured backyard with a few trees makes this a perfect family home. The upper level is complete with 3 bedrooms, 2 bathrooms and a family room. 1 bedroom is the primary 4PC ensuite with soak tub and walk in closet. The basement has a large office space which can be used as an ADDITIONAL BEDROOM, a large rec room and additional storage space. The unfinished room in the basement is a BATHROOM with ALL ROUGH-INS in place. (HOA includes - maintains all the green spaces and lanes, gardens around Kincora. They also put on events for Easter, Stampede, Christmas. They have a skating rink set up all winter and do lots of winter events by the church a few blocks away and are planning on building a community recreation center in the next couple years) (id:6769)

- Family room 13.00 Ft x 16.00 Ft
- Bedroom 12.83 Ft x 9.00 Ft
- 4pc Bathroom 8.25 Ft x 7.25 Ft
- Bedroom 12.75 Ft x 9.00 Ft
- Primary Bedroom 15.42 Ft x 11.67 Ft
- 4pc Bathroom 8.75 Ft x 8.92 Ft
- Furnace 12.50 Ft x 8.00 Ft
- Other 5.75 Ft x 8.17 Ft
- Recreational, Games room 29.92 Ft x 12.42 Ft

- Office 16.33 Ft x 10.50 Ft
- Laundry room 6.58 Ft x 6.08 Ft
- 2pc Bathroom 3.17 Ft x 7.42 Ft
- Foyer 13.00 Ft x 8.00 Ft
- Dining room 13.17 Ft x 13.08 Ft
- Living room 17.25 Ft x 12.08 Ft
- Kitchen 10.75 Ft x 9.17 Ft
- Breakfast 8.17 Ft x 8.92 Ft

Listing Presented By:



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