



94 Kincora Gardens Calgary Alberta

\$746,000

Open House Feb 14th 2-4pm! Welcome to this beautifully maintained, original-owner home offering over 3,000 sq ft of developed living space in the highly sought-after, family-friendly community of Kincora. Ideally located on a quiet street just steps from scenic green space, this spacious 4-bedroom residence combines comfort, functionality, and thoughtful upgrades throughout. The main floor features an inviting open-concept layout with a soaring vaulted ceiling in the living room, highlighted by a stunning floor-to-ceiling stone-faced fireplace and decorative ceiling beams. The chef-inspired kitchen boasts granite countertops, maple cabinetry, a raised breakfast bar, corner pantry, and newer stainless steel appliances—including a refrigerator and electric stove replaced within the last two years. A bright and expansive breakfast nook opens onto a newly painted oversized deck with a BBQ gas line, perfect for outdoor entertaining. A generously sized main floor office with French doors, large window, and hardwood flooring provides an ideal work-from-home space. A convenient 2-piece powder room and laundry room complete the main level. Upstairs, a sun-filled bonus room with corner windows offers serene ravine views. The spacious primary suite includes a luxurious 5-piece ensuite with a relaxing corner soaker tub. Two additional bedrooms are thoughtfully positioned for privacy and share a 4-piece bathroom. The professionally developed basement is a true showstopper—designed for entertaining with a large recreation area, wet bar with wine fridge, and a full home theatre system. A fourth bedroom and another full 4-piece bathroom complete this level. Additional features include hardwood flooring on the main, upgraded underlay on the stairs, built-in sound system, central vacuum, and extra windows for enhanced natural light. Recent updates include new roof shingles, partial new...

Furnace 25.75 Ft x 7.33 Ft

Other 7.92 Ft x 5.00 Ft

Bedroom 13.25 Ft x 8.67 Ft

4pc Bathroom 6.42 Ft x 8.67 Ft

Recreational, Games room 20.25 Ft x 16.75 Ft

Dining room 15.17 Ft x 10.83 Ft

Pantry 4.58 Ft x 2.92 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

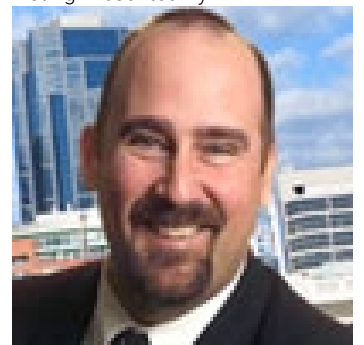
Laundry room 6.92 Ft x 7.75 Ft

Primary Bedroom 15.33 Ft x 12.25 Ft

5pc Bathroom 13.58 Ft x 9.08 Ft

Other 8.08 Ft x 5.25 Ft

Listing Presented By:



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Grand Realty

RE/MAX Realty Professionals

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Foyer 11.92 Ft x 5.83 Ft

Kitchen 11.75 Ft x 11.08 Ft

Office 11.42 Ft x 9.42 Ft

Living room 15.83 Ft x 15.00 Ft

Family room 14.42 Ft x 13.83 Ft

Bedroom 12.83 Ft x 9.50 Ft

Bedroom 13.00 Ft x 10.08 Ft