

\$689,900 - 47 Kinlea Link Nw, Calgary

MLS® #A2079535

\$689,900

4 Bedroom, 4.00 Bathroom, 1,937 sqft

Residential on 0.08 Acres

Kincora, Calgary, Alberta

PRICE REDUCED \$25,100Welcome to this stunning two-Story family home located in the desirable community of Kincora!Â This pristine, incredibly maintained home showcases gorgeous curb appeal, 4 Bedrooms, 3.5 Bathrooms and 2613+Â SQFTÂ of fully, exquisitely developed living space throughout with a CentrallyÂ Air-Conditioned home. Walking into the Open Concept main floor with a spacious living room perfectly complimented by a cozy Gas Fireplace, Kitchen, Laundry area (washer and dryer 2021) and 2-piece bathroom.Â Upstairs, has a spacious Bonus Room perfect for your family or entertaining guests.Â Completing this floor with 2 Large Bedrooms, closets with a Built-inÂ Organizer, 4-Piece bathroom, a Master Bedroom with a Walk-in Closet and 5-Piece ensuite.Â Head downstairs to the Fully Developed Basement (2022), which offers a largeÂ 3-piece bathroom, generous-sized 4th bedroom, rough-in for your future wet bar, furnace room with a Ton of Storage space, and a Large Living/Recreation SpaceÂ allowing for cozy family movie nights.Â This house is conveniently located close to all amenities, including Sage Meadow Shopping Center, Creekside Shopping Center, Beacon Hill and Stoney Trail. It also offers easy access to Calgary International Airport, public transportation, and worship places. Overall, this is a great house to raise a young family in a good neighbourhood with many



amenities.Â This home is a must-see, so
BOOK A SHOWING TODAY!!!

Built in 2009

Essential Information

MLS® #	A2079535
Price	\$689,900
Sold Price	\$689,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,937
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Kinlea Link Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0C3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	October 27th, 2023
Days on Market	48
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.