

\$685,000 - 396 Kincora Glen Rise Nw, Calgary

MLS® #A2088187

\$685,000

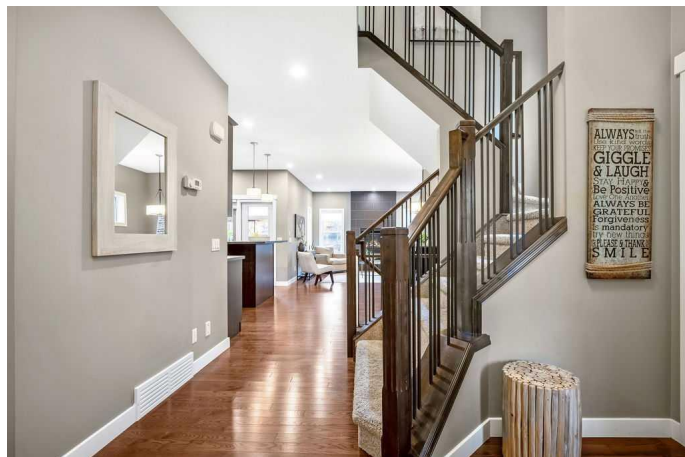
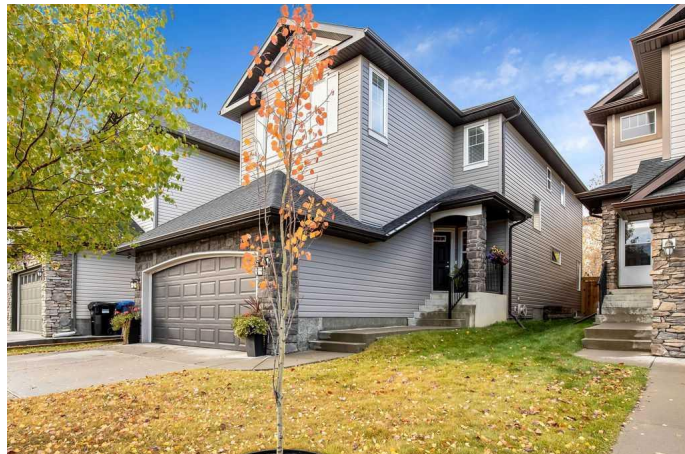
3 Bedroom, 3.00 Bathroom, 1,934 sqft

Residential on 0.09 Acres

Kincora, Calgary, Alberta

This gorgeous property is nestled on a quiet street in the highly sought after NW community of Kincora. This beautifully maintained community offers convenient access to all your favorite shops including Creekside Shopping Center, Sage Hill Plaza and Beacon Hill Center. You will enjoy numerous places of worship nearby and easy access to Stoney Trail, Shaganappi Trail, and Symons Valley Blvd. Commuting is a breeze with the airport only 20 minutes away, or a quick 25 minutes to City center.

The moment you step inside this beautiful home you will be captivated by the spacious front foyer, gleaming hardwood floors throughout and soaring 9'™ ceilings. An abundance of natural light graces the open concept floor plan. Your eyes are instantly drawn to the gorgeous full height tile fireplace framed by large west facing windows, it is truly the centerpiece of this inviting main floor. Stepping into the stylish kitchen your culinary delights will be inspired by the stainless-steel appliances, a plethora of lower and over height cabinets, and the functional island with raised breakfast bar. There is even a handy work station so you can keep a close eye on homework assignments while preparing meals. The oversized walk-through pantry provides easy access to the laundry area and mudroom entrance off the garage. Nearly 2000 sq.ft of developed space ensures tons of room for any busy family. On the second level you will be drawn by the soaring vaulted ceilings and the



copious amounts of windows in the bonus room, which create an inviting space for the family to convene and enjoy some time together. A sizeable main bath is conveniently accessed by two bright and spacious secondary bedrooms. At the end of the hall you will enter the private master retreat, where you are immediately welcomed by the walk in closet across from the stunning 5 piece ensuite bath . This tranquil oasis boasts a large corner shower, separate soaker tub, double vanities and a separate water closet, The unspoiled basement provides an additional 800 sq.ft of developable space, with two large windows and rough-in for a future bath. Whether you dream of developing a home gym, family fun space, or additional bedrooms, the space is ready for you to make it yours. New HWT installed in 2021. Kincora boasts an active community association that hosts numerous events throughout the year such as a Stampede breakfast, food truck days in the summer and an outdoor skating rink complete with firepits to cozy up to in the winter. Enjoy the endless pathways winding through the nature ravines, adventurous play parks, and the community pond where you might just catch a glimpse of the local deer bounding along.

Built in 2008

Essential Information

MLS® #	A2088187
Price	\$685,000
Sold Price	\$695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,934
Acres	0.09

Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	396 Kincora Glen Rise Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0B5

Amenities

Amenities	Other, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Landscaped, Many Trees
Roof	Asphalt
Construction	Stone, Vinyl Siding

Foundation	Poured Concrete
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Additional Information

Date Listed	October 17th, 2023
Date Sold	November 2nd, 2023
Days on Market	15
Zoning	R-1N
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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