

\$849,000 - 113 Kincora Glen Rise Nw, Calgary

MLS® #A2113216

\$849,000

3 Bedroom, 3.00 Bathroom, 2,363 sqft

Residential on 0.09 Acres

Kincora, Calgary, Alberta

Welcome to 113 Kincora Glen Rise NW, a charming and spacious 3-bedroom home nestled in the picturesque community of Kincora. This well-maintained residence offers a perfect blend of comfort, style, and natural beauty, making it an ideal choice for those seeking a peaceful retreat. Boasting a generous 2,363 square feet of living space, this residence provides ample room for both family living and entertaining. The main floor features a welcoming living room, bathed in natural light. High ceilings and well-placed windows create an airy and inviting atmosphere. The open-concept kitchen is a chef's delight, equipped with modern appliances, ample counter space and features a walk-through pantry connected to a dedicated mudroom, serving as a transitional space that links your home's interior to the double garage. Adjacent to the kitchen is a dinette area perfect for family meals or entertaining guests and the strategically positioned flex room accommodates your lifestyle, whether you see it as a formal dining space or a practical home office. Step outside and experience the epitome of outdoor living on the expansive south-facing deck, well-appointed for entertaining and also presents breathtaking panoramic views of the green space. Upstairs, discover a bonus room thoughtfully designed to cater to various needs - a cozy family gathering spot, a home theater, or a play area for the little ones. The primary bedroom retreat offers more than just a



comfortable space. The generously sized bedroom features an attached private ensuite bathroom, providing a perfect haven for self-care. Imagine the ease of a morning routine seamlessly accessing your walk-through closet from your ensuite directly into the adjacent laundry room – a thoughtful and time saving feature that adds a touch of convenience to your daily life. Enjoy two additional bedrooms, each thoughtfully designed for comfort and access to the 4 piece bathroom. Embrace the convenience of a walkout basement offering an additional 1060 square feet of living space, seamlessly connecting indoor and outdoor living areas, waiting to be customized to suit your lifestyle, whether used as a recreation room, home office, or guest suite. Revel in the tranquility of the surrounding green space, providing a serene backdrop for your backyard while enjoying the beauty of nature right at your doorstep. Situated in the desirable community of Kincora, this home offers easy access to local amenities, schools, parks, and transportation routes. Experience the convenience of urban living while surrounded by the beauty of nature. Don't miss the opportunity to make this your new home. Schedule a viewing today and discover the perfect blend of comfort and natural beauty in this Calgary gem.

Built in 2009

Essential Information

MLS® #	A2113216
Price	\$849,000
Sold Price	\$805,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,363
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	113 Kincora Glen Rise Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0B6

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding



Foundation Poured Concrete

Additional Information

Date Listed March 8th, 2024
Date Sold March 23rd, 2024
Days on Market 15
Zoning R-1N
HOA Fees 210.00
HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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