

\$765,000 - 43 Kincora Glen Green Nw, Calgary

MLS® #A2116962

\$765,000

3 Bedroom, 3.00 Bathroom, 2,396 sqft
Residential on 0.10 Acres

Kincora, Calgary, Alberta

Former Showhome ideally located in Kincora! This community is charming with its impressive tower, rustic stone entry wall, and lantern-lit streets. It's perfect for anyone who wants to enjoy the outdoors in a small neighbourhood, with numerous walking paths spanning 120 acres of Environmental Reserve & Park area. This spacious two-story home sits alongside one of the beautiful ravines and walking paths. There are many high-end upgrades throughout this quality-built home including custom stained maple cabinets, granite counters in the kitchen as well as all bathrooms, beautiful hardwood floors, and tile with mosaic details in the kitchen, bathrooms, and entranceway. There is air conditioning on both levels, along with built-in speakers (even in the garage). The main level of the home includes a front living room and formal dining room. Walk-through from the dining room to the kitchen which is open to the breakfast nook and great room with a beautiful gas fireplace. A 2pc powder room completes the main level. Upstairs, the spacious bonus room is an ideal place to relax. Two large secondary bedrooms offer ravine views. The spacious primary bedroom features an office/sitting area with built-in shelves, a large walk-in closet, and a beautiful en-suite with a soaker tub and walk-in shower. A large bathroom and laundry room complete the upper level. The basement offers great potential for future development. The oversized garage is completely drywalled and finished. Some additional features in this home



43 Kincora Glen Green NW, Calgary, AB

Main Floor Exterior Area 1117.45 sq ft
Excluded Area 475.19 sq ft



0 5 10
ft

PREPARED: 20240319

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

include painted feature walls, custom window treatments, extra lighting (including pot lights) upgraded basement windows with Sol-R shield, 9 ft ceilings on the main floor, 3-piece rough-in plumbing in the basement, high-efficiency furnaces, a gas BBQ hookup, a humidifier, and more! The sunny south-facing backyard is fenced and is complete with a large deck. The property is ideally situated with easy access to the airport & mountains via Stoney Trail. There are loads of amenities including pubs, coffee shops, grocery and big box stores nearby. Exceptional value in one of NW Calgary's premier communities!

Built in 2006

Essential Information

MLS® #	A2116962
Price	\$765,000
Sold Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,396
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Kincora Glen Green Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0A3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 26th, 2024
Days on Market	35
Zoning	R-1N
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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