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

MLS® #A2116962

\$765,000

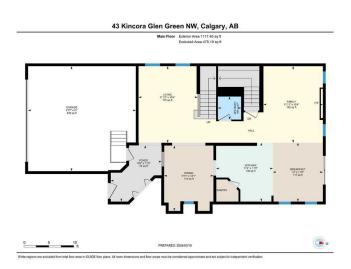
3 Bedroom, 3.00 Bathroom, 2,396 sqft Residential on 0.10 Acres

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







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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