

\$798,801 - 20 Kincora Glen Rise Nw, Calgary

MLS® #A2118285

\$798,801

4 Bedroom, 4.00 Bathroom, 2,297 sqft

Residential on 0.09 Acres

Kincora, Calgary, Alberta

GORGEOUS 4 BEDROOMS+3.5 BATHS with a main-floor office and an upper-level bonus room in the NW, the desirable community of Kincora! Over 3300 sq ft of elegant, sophisticated, developed living space with high-quality finishing throughout! Upon entering, you'll be impressed with the modern, open-concept floor plan and beautiful maple hardwood floor spanning the foyer. French doors lead to the office/computer room, which soaks in natural light and has built-in bookshelves. A gourmet kitchen with upgraded stainless steel appliances, including a convection oven and bar fridge, walk-in pantry, quartz counters, custom hardwood cabinetry, and a central island, will inspire any chef. Enjoy engaging conversations in front of the 3-sided fireplace and wall-to-wall bookshelves in the living room or feasting in style in the bright dining room with extra windows overlooking the backyard and a patio Door leading to the sun deck. The upper level features a Primary bedroom with a 4pc en-suite, multi-jetted soaker tub, double vanities, a walk-in closet, a south-facing Bonus Room with built-in cabinet providing additional living space, two Secondary Bedrooms, a 4pc bathroom, and a handy laundry room. Moving your way downstairs to the fully finished basement, you have a fourth bedroom, a full 3-piece bathroom, and a large family room, perfect for games and entertainment. Also, an entertainment wet bar with granite counters and a built-in table



makes your basement the entertainment hub for family nights. A double attached garage, a dynamic outdoor living space in the fully fenced and landscaped backyard, and a gas line for your BBQ. It is only a few short minutes to Creekside and Sage Hill Crossing shopping centres. You are within walking distance of coffee shops and restaurants. Less than 5 minutes drive to school, bus stops, grocery stores, and restaurants. You drove less than 15 minutes to Crossiron Mills Mall for all your shopping and entertainment needs. 10 minutes drive to COSTCO. Quick and easy access to Deerfoot Trail and Stoney Trail!

Built in 2008

Essential Information

MLS® #	A2118285
Price	\$798,801
Sold Price	\$800,100
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,297
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	20 Kincora Glen Rise Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0B4

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener

Interior

Interior Features	Bookcases, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Garden, Rectangular Lot, Rolling Slope, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	March 30th, 2024
Days on Market	2
Zoning	R-1N
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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