

\$749,900 - 136 Kinlea Way Nw, Calgary

MLS® #A2121592

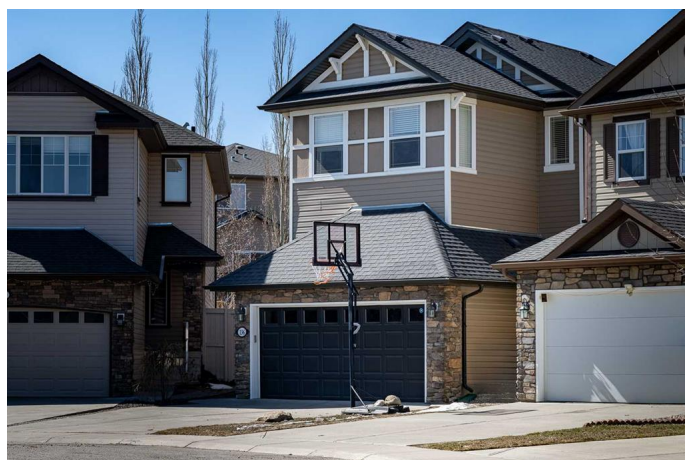
\$749,900

3 Bedroom, 4.00 Bathroom, 1,926 sqft

Residential on 0.14 Acres

Kincora, Calgary, Alberta

WOW WHAT A YARD!! Nestled on a tranquil Crescent, this stunning family home boasts an expansive pie-shaped lot with one of the **LARGEST BACKYARDS** you will EVER see!! Step inside the inviting front entrance and be captivated by the exquisite wood floors and tasteful neutral decor that graces every corner. The main floor's **OPEN CONCEPT** layout is perfect for entertaining, offering a chef's kitchen adorned with **GRANITE** countertops, stainless steel appliances, a pot holder over the spacious island, and a generous walk-through pantry. Complementing the kitchen is a charming dining area with a built-in bench, seamlessly flowing into the bright living space highlighted by a gas-burning fireplace with stone accent. Convenience meets luxury with main floor laundry and access to the attached double car garage. Upstairs, a sunlit bonus room with vaulted ceilings awaits, along with three spacious bedrooms including the primary suite featuring a 5-piece ensuite and a **WALK IN** closet. The fully finished basement provides a cozy retreat for family movie nights, complete with fireplace & a built-in Murphy bed for overnight guests. Pamper yourself in the luxurious 4-piece bath with a modern vanity and tile shower. Step outside to the backyard oasis - a large deck with a pergola, surrounded by trees and a storage shed, that occupy just a fraction of the vast yard, leaving plenty of room for running, playing, and endless possibilities. This home is **STUNNING** and features many updates you will **LOVE** including a **NEW Hot**



Water Tank in 2018, A/C in 2020, New flooring in 2021 & New Central Vac in 2021. Located in the sought-after community of Kincora, this home is mere steps from shopping, schools, and offers quick access to both Stony Trail and Beacon Hills shopping.

Built in 2008

Essential Information

MLS® #	A2121592
Price	\$749,900
Sold Price	\$740,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,926
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	136 Kinlea Way Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0C4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 26th, 2024
Days on Market	14
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.