

# \$849,900 - 95 Kincora Drive Nw, Calgary

MLS® #A2124438

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,339 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

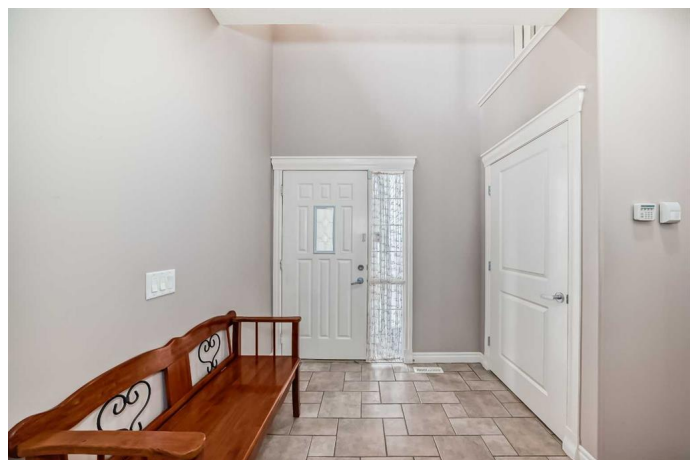
Welcome to this beautifully kept home features \*A LEGAL REGISTERED SUITE \* in a fully developed WALKOUT BASEMENT. This home features hardwood floors and ceramic tiles on the main floor with 9' high coffered ceilings. Stunning Granite countertops and a BRANDNEW KITCHENAID STOVE are a chef's delight in the kitchen. A cozy main floor open concept living room shares a two sided gas fireplace with a private sitting room that overlooks a sunny west-facing backyard. Entering from the fully finished double attached garage, dog owners will be thrilled with the custom pet-wash station in the mudroom. A must see! The bright and spacious bonus room on the second floor is accessed by a catwalk that overlooks the main floor entrance, giving this home a bright and big open space. A jack and jill bathroom which boasts two sinks is perfect for any growing family. The multi-level primary bedroom comes with a 5-piece ensuite including a large soaker tub and a walk-in closet. This home checks all the boxes! Across the street, you'll find Kincora Trail and Kincora Pond, perfect for enjoying nature. Great access to shopping centers, Stoney trail, schools and playgrounds.

Built in 2005

## Essential Information

MLS® # A2124438

Price \$849,900



|                |             |
|----------------|-------------|
| Sold Price     | \$836,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,339       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 95 Kincora Drive Nw |
| Subdivision | Kincora             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R1L4              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                                                |
| Heating           | Baseboard, Forced Air                                                                                                                                              |
| Cooling           | None                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out                                                                                                           |

**Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                                          |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Reverse Pie Shaped Lot, Landscaped |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2024 |
| Date Sold      | May 17th, 2024   |
| Days on Market | 28               |
| Zoning         | R-1N             |
| HOA Fees       | 210.00           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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