

\$799,998 - 113 Kincora Glen Rise, Calgary

MLS® #A2158232

\$799,998

3 Bedroom, 3.00 Bathroom, 2,324 sqft

Residential on 0.09 Acres

Kincora, Calgary, Alberta

Discover this stunning, recently renovated home in the desirable Kincora community, offering unparalleled privacy and a serene setting with no neighbors behind. The walkout basement backs onto a tranquil ravine, providing the potential for over 1,000 sqft of additional living space or a rental suite(Subject to Permitting and Approval) The main floor boasts new luxury vinyl plank flooring, a sunlit living room with high ceilings, and an open-concept kitchen featuring brand-new modern appliances and a walk-through pantry. A versatile flex room and cozy dinette add to the home's appeal. Step outside to an expansive, south-facing deck with breathtaking panoramic views of the green space—perfect for entertaining. Additional comforts include central air conditioning for those hot summer months. Upstairs, with brand-new premium carpet, the bonus room offers flexibility as a family gathering space, home theater, or play area. The primary bedroom is a true retreat, featuring a private ensuite and a walk-through closet connected to the conveniently located laundry room. Two additional bedrooms share a well-appointed 4-piece bathroom. The walkout basement provides over 1,000 sqft of customizable space, ideal for a recreation room, home office, or guest suite. With easy access to amenities, schools, parks, and transportation routes, this home seamlessly blends comfort with natural beauty. Schedule



your viewing today! (A Secondary Suite would be subject to approval and permitting by the city/Municipality.

Built in 2009

Essential Information

MLS® #	A2158232
Price	\$799,998
Sold Price	\$790,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,324
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	113 Kincora Glen Rise
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0B6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bidet, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	September 9th, 2024
Days on Market	20
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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