

15 Kincora Crescent NW  
Calgary, Alberta

MLS # A2228899



\$641,000

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Kincora                             |        |                   |
| Type:     | Residential/Duplex                  |        |                   |
| Style:    | 2 Storey, Attached-Side by Side     |        |                   |
| Size:     | 1,435 sq.ft.                        | Age:   | 2012 (13 yrs old) |
| Beds:     | 4                                   | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Front Drive |        |                   |
| Lot Size: | 0.07 Acre                           |        |                   |
| Lot Feat: | Landscaped, Level, Rectangular Lot  |        |                   |

|             |                                                   |
|-------------|---------------------------------------------------|
| Heating:    | Forced Air                                        |
| Floors:     | Carpet, Laminate, Tile                            |
| Roof:       | Asphalt Shingle                                   |
| Basement:   | Finished, Full                                    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                   |
| Foundation: | Poured Concrete                                   |
| Features:   | Granite Counters, Open Floorplan, Quartz Counters |

|            |     |
|------------|-----|
| Water:     | -   |
| Sewer:     | -   |
| Condo Fee: | -   |
| LLD:       | -   |
| Zoning:    | R-G |
| Utilities: | -   |

Inclusions: N/A

Welcome to this STUNNING SEMI-DETACHED HOME in the highly sought-after community of KINCORA, known for its family-friendly charm and convenient Northwest Calgary location. This WELL-MAINTAINED HOME features a BRAND NEW ROOF AND SIDING, offering peace of mind and great curb appeal. With 4 BEDROOMS and 3.5 BATHROOMS across a BRIGHT AND FUNCTIONAL LAYOUT, this home has space for the whole family. The main floor features a SPACIOUS FOYER, OPEN-CONCEPT LIVING AND DINING AREA, and a MODERN KITCHEN with STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, LARGE ISLAND, and WALK-IN PANTRY. A HALF BATHROOM completes the main level. Upstairs, the PRIMARY BEDROOM includes a 4-PIECE ENSUITE and WALK-IN CLOSET, along with TWO ADDITIONAL BEDROOMS, a FULL BATHROOM, and a CONVENIENT LAUNDRY ROOM. The FINISHED BASEMENT, set up as an ILLEGAL SUITE, includes a FOURTH BEDROOM, 4-PIECE BATHROOM, REC/FLEX ROOM, and a KITCHENETTE – perfect for extended family, guests, or rental potential. Enjoy the PRIVATE BACKYARD and SPACIOUS DECK (10'2" x 8'10"), ideal for outdoor gatherings. Located minutes from SAGE HILL PLAZA, SAGE HILL CROSSING, BEACON HILL, and CREEKSIDE SHOPPING CENTRE, with easy access to COSTCO, WALMART, T&T SUPERMARKET, and more. Quick access to STONEY TRAIL, schools, parks, and walking paths make this an UNBEATABLE LOCATION. Don't miss this opportunity to live in a VIBRANT, WELL-CONNECTED COMMUNITY. BOOK YOUR SHOWING TODAY!