

# \$769,000 - 65 Kincora Gardens Nw, Calgary

MLS® #A2231648

**\$769,000**

4 Bedroom, 4.00 Bathroom, 2,074 sqft

Residential on 0.11 Acres

Kincora, Calgary, Alberta

Ready to be impressed? The location of this home is prime , situated on a corner lot with a playground and Kincora's stunning Ravine with walking paths right across the street, leaving you with both privacy and stunning views. Inside this home shows great pride in ownership! The main floor features an OPEN CONCEPT floor plan. The Kitchen features gorgeous QUARTZ counters, a WALK THROUGH pantry, STAINLESS STEEL appliances, and beautiful maple cabinets that offer endless storage. The dining room is filled with natural sunlight and connects to the breathtaking living room that features HARDWOOD floors, a gas fireplace and a VAULTED, OPEN BEAM ceiling. As if that isn't enough, there is a home office with double FRENCH DOORS, main floor laundry , a 2 piece bathroom and a HEATED OVERSIZED DOUBLE garage, with 220 Volt wiring and tons of storage. Head upstairs and you will find a bright BONUS room, 2 well sized bedrooms, a 4 piece bathroom and the Primary bedroom that features a 4 piece ensuite with corner SOAKER TUB, WALK IN SHOWER, extra storage and a walk in closet. The basement is Developed and features the 4th bedroom, a 4 piece bathroom, tons of storage and the biggest Rec Room you have ever seen! The home has new siding and the roof was replaced recently . The backyard is a gardeners dream, featuring a deck, and a stamped concrete pad, and a stunning garden, plus so much green space for the kids and



animals to run! This home truly checks all the boxes and is turn key. Be sure to book your showing today and make this one yours!

Built in 2005

### **Essential Information**

MLS® #	A2231648
Price	\$769,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,074
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	65 Kincora Gardens Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1R4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Oversized, 220 Volt Wiring
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,
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	Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Playground, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Few Trees, Garden, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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