

## 15 Kincora Crescent NW Calgary, Alberta

**MLS # A2228899**



# \$649,000

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**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 offers 4 BEDROOMS and 3.5 BATHROOMS across a bright and functional layout. 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!