

**193 Kincora Glen Rise NW**  
**Calgary, Alberta**

**MLS # A2205757**



**\$779,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,031 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers		

**Inclusions:** N/A

Welcome to 193 Kincora Glen Rise NW — a beautifully upgraded home offering comfort, style, and functionality. The main floor features Brazilian walnut hardwood, a spacious kitchen with granite counters, stainless steel appliances, a large island, and ample storage. The bright living room includes a tile-faced fireplace and large windows. Upstairs boasts a vaulted bonus room, a primary suite with 4-piece ensuite, two additional bedrooms, a full bath, and convenient laundry. The professionally finished basement includes a custom mini bar, home theatre with 5.1 surround wiring, a 3-piece bath, bedroom, and soundproofed family room. Enjoy a low-maintenance yard with synthetic turf, patio stones, and a Mirage putting green. From the backyard, there's direct access to a pathway leading to the ravine—perfect for daily walks. Central A/C installed in 2023 completes this move-in-ready gem.