

## 126 Kincora Park NW Calgary, Alberta

**MLS # A2222497**



# \$715,000

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	See Remarks, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** None

Welcome to 126 Kincora Place NW – a beautifully designed 5-level split home nestled in the family-oriented community of Kincora! With over 2,700 sq ft of fully finished living space, this home is ideal for couples, professionals, or families seeking space, style, and functionality. Step inside to discover a thoughtfully laid-out main floor with soaring ceilings and an open-concept design. The elegant kitchen features granite countertops, ample cabinetry, and two pantries – perfect for cooking and entertaining. A dedicated home office, gorgeous flooring throughout, and three spacious family rooms on the main and lower levels offer flexibility for work, relaxation, and hosting guests. The private master suite is located on its own level and boasts a luxurious 5-piece en suite with a soaker tub, granite vanity, and a huge walk-in closet. Two additional well-sized bedrooms are located on the lower level – ideal for family members, guests, or teens. Enjoy the outdoors in the large south facing deck and low-maintenance, fully fenced yard – perfect for summer barbecues and family time. Located just minutes from parks, schools, shopping, major roadways, YYC Airport, and CrossIron Mills, and surrounded by walking paths and natural green spaces, this home offers both convenience and a peaceful lifestyle. Don’t miss this exceptional opportunity – this home won’t last long! Contact us today to schedule your private tour.