

**154 Kincora Park NW**  
**Calgary, Alberta**

**MLS # A2227581**



**\$720,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,114 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island		

**Inclusions:** N/A

**\*\*OPEN HOUSE SUNDAY JULY 6 FROM 11AM TO 1PM\*\*** Welcome to Kincora—an established and highly sought-after community in Calgary’s Northwest, known for its family-friendly atmosphere, pride of ownership, and abundant green space. This exceptional executive home offers over 2,900 sq.ft. of beautifully finished living space, featuring 3 bedrooms, 3.5 bathrooms, and four fireplaces. Truly move-in ready, it’s a rare opportunity for one lucky family to call this special property their “home.” From the moment you arrive, the elegant curb appeal sets the tone. Step inside to discover a thoughtfully designed open-concept layout with quality upgrades, and an inviting warmth throughout. At the heart of the home is a sprawling deck that spans the full width of the house—ideal for summer barbecues, outdoor entertaining, or simply unwinding while the kids enjoy the fully fenced backyard. The main floor is built for connection and comfort. A stunning living room showcases a tile-accented fireplace, perfect for both quiet evenings and formal gatherings. The chef-inspired kitchen features granite countertops, stainless steel appliances, an oversized island, and extensive cabinetry—everything you need to cook and entertain in style. Adjacent is a bright dining nook with direct access to the deck. Completing the main floor is a spacious front office or formal dining room, a 2-piece powder room, and a practical mudroom off the double attached garage. Upstairs, a cozy bonus room with the second fireplace is perfect for movie nights or relaxing with the family. The expansive primary retreat includes a large walk-in closet and a luxurious ensuite bathroom with granite counters, a soaker tub, stand-up shower, and a romantic double-sided fireplace that also faces the bedroom. Two additional bedrooms, a full bathroom, and a conveniently

located laundry room round out the upper level. The fully finished basement adds even more versatility, with a large rec room anchored by the fourth fireplace, a den/flex room, a 4-piece bath, and a second laundry area—ideal for multigenerational living or guests. Located on a quiet street just minutes from shopping, schools, playgrounds, and walking paths, this home offers the perfect blend of tranquility and convenience. Whether you're hosting family and friends or enjoying peaceful evenings by the fire, this property delivers comfort, style, and space in equal measure. Don't miss your chance to own this remarkable home—schedule your private viewing today!