

28 Kinlea Link NW Calgary, Alberta

MLS # A2267395



\$665,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Refrigerator x2, Washer x2, Dryer x2, Hood Fan

| Double Attached Garage | Finished Walk-Out Basement with Kitchenette | 4 Beds + 3.5 Baths | Welcome to this beautifully maintained home in the heart of family-friendly Kincora, offering over 2,100 sq. ft. of developed living space and a versatile layout perfect for growing families. The open and bright main floor living room features newer vinyl flooring, a cozy gas fireplace, and a modern kitchen complete with an island, ample cabinet storage, and a spacious pantry — ideal for meal prep and entertaining alike. A conveniently located dining room sits just next to the kitchen with quick access to the deck, making it ideal for family get-togethers. Upstairs, you’ll find three generous bedrooms, including a relaxing primary bedroom with a 4 piece ensuite and a spacious closet, plus a bonus room that’s perfect for a home office, playroom, or media space. The fully finished walk-out basement adds incredible flexibility with a kitchenette, spare bedroom, and full bathroom — perfect for guests, extended family, or future potential legal suite setup (subject to approval and permitting by the City of Calgary). Additional upgrades include roof replacement (2025), new garage door (2025) and new garage door opener (2025). Outside, the private, well-kept backyard offers a peaceful retreat, while the double front attached garage adds everyday convenience. Located just steps from green spaces, walking paths, playgrounds, and shopping, this Kincora gem combines comfort, practicality, and lifestyle in one impressive package. Don't miss your chance!