CORD SPERO

91 Kinlea Link NW
Calgary, Alberta

MLS # A2280317

$789,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Se		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions:	Security System

CUSTOM BUILT IN KINCORA!! BACKING ONTO GREEN SPACE!! WALKOUT BASEMENT!! DOUBLE ATTACHED GARAGE!! 3100+ SQFT OF LIVING SPACE!! 4 BEDROOMS!! 3.5 BATHROOMS!! FULL OF UPGRADES - NEW ROOF!! NEW GARAGE DOOR!! VAULTED CEILINGS!! NEW HOT WATER TANK!! Step inside to a bright, open main floor featuring a spacious living area plus a cozy family room with an electric fireplace. The dining area opens directly onto the backyard deck, all overlooking serene green space and a playground beyond. The kitchen has an island, lots of cabinetry, walk-in pantry, and direct access to the laundry room and garage. A convenient 2PC bath completes this level. Upstairs offers three generous bedrooms, including a stunning primary bedroom with walk-in closet and 5PC ensuite bath. Two additional bedrooms share a full 4PC bath, plus a HUGE upper family area perfect for movie nights, play space, or a home office. The WALKOUT BASEMENT is loaded with potential, featuring a large rec room, bar area, full 4-piece bath, and a fourth bedroom. Located in the community of Kincora, backing directly onto green space and park & playground, and just minutes to Walmart, Costco, restaurants, gyms, and major routes — this home checks every box for lifestyle, space, and location. DON’T WAIT — THIS ONE WON’T LAST, SEE IT TODAY BEFORE IT’S GONE FAST!!