

**94 Kincora Gardens NW  
Calgary, Alberta**

**MLS # A2284689**

**\$756,000**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Kincora  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,207 sq.ft.   | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Front, Side By Side |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, 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>            | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>            | Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b>          | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b><br>Windows | Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl |                   |     |
| <b>Inclusions:</b>          | TV, home theatre system storage shelf in basement. Lawnmower in garage.  |                   |     |

Welcome to this beautifully maintained, original-owner home offering over 3,000 sq ft of developed living space in the highly sought-after, family-friendly community of Kincora. Ideally located on a quiet street just steps from scenic green space, this spacious 4-bedroom residence combines comfort, functionality, and thoughtful upgrades throughout. The main floor features an inviting open-concept layout with a soaring vaulted ceiling in the living room, highlighted by a stunning floor-to-ceiling stone-faced fireplace and decorative ceiling beams. The chef-inspired kitchen boasts granite countertops, maple cabinetry, a raised breakfast bar, corner pantry, and newer stainless steel appliances—including a refrigerator and electric stove replaced within the last two years. A bright and expansive breakfast nook opens onto a newly painted oversized deck with a BBQ gas line, perfect for outdoor entertaining. A generously sized main floor office with French doors, large window, and hardwood flooring provides an ideal work-from-home space. A convenient 2-piece powder room and laundry room complete the main level. Upstairs, a sun-filled bonus room with corner windows offers serene ravine views. The spacious primary suite includes a luxurious 5-piece ensuite with a relaxing corner soaker tub. Two additional bedrooms are thoughtfully positioned for privacy and share a 4-piece bathroom. The professionally developed basement is a true showstopper—designed for entertaining with a large recreation area, wet bar with wine fridge, and a full home theatre system. A fourth bedroom and another full 4-piece bathroom complete this level. Additional features include hardwood flooring on the main, upgraded underlayment on the stairs, built-in sound system, central vacuum, and extra windows for enhanced natural light. Recent updates include new roof shingles, partial new

siding, and a new garage door with windows. Enjoy all that Kincora has to offer—ravines, parks, playgrounds, and extensive walking/biking paths—while being close to schools, shopping, and with easy access to the airport and the mountains. Don't miss your chance to own this exceptional home—contact your favorite REALTOR® today to schedule a private showing! Some photos are virtually furnished.