

## 4 Kincora Mews NW Calgary, Alberta

**MLS # A2244736**


# \$839,786

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                           |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 2,579 sq.ft.                      | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 6                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped |               |                   |

|                    |                                     |                   |     |
|--------------------|-------------------------------------|-------------------|-----|
| <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>   | Built-in Features, Granite Counters |                   |     |

**Inclusions:** N/A

Beautiful Corner Lot Home in Desirable Kincora. This stunning 2579 sqft home sits on a premium corner lot with a front attached garage in one of Kincora's most sought-after communities. It features hardwood flooring, a flex room, high ceilings, iron spindle railings, and window coverings throughout. The gourmet kitchen is equipped with stainless steel appliances and granite countertops. With 6 bedrooms and 4.5 bathrooms, there's space for the whole family. The fully finished walkout basement includes an illegal suite, perfect for rental income or extended family. Enjoy a fully fenced backyard and easy access to schools, parks, shopping, and transit. Call your realtor today before it's gone.