

87 Kincora Drive NW
Calgary, Alberta

MLS # A2245290



\$709,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Carpet

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: 2

Charming Home in the Beautiful Mountain Community of Kincora. Nestled in the scenic and sought-after Kincora community, this stunning home offers a perfect blend of nature and comfort. Backing onto an environmental reserve with a wet pond and surrounded by extensive walking paths, you'll enjoy peaceful views and access to outdoor serenity right at your doorstep. Upstairs, you'll find three spacious bedrooms, including a luxurious master bed with a walk-in closet and a private ensuite. A bright and open bonus room offers extra living space for family gatherings or a home office, and a nice view from bonus room. The main floor features upgraded cabinets, granite countertops, and a cozy gas fireplace, making it both functional and stylish. Added value comes from a fully separate one-bedroom basement suite (illegal) with its entrance through the garage, separate laundry — perfect for rental income or extended family use. With a double attached garage and all major shopping amenities just minutes away, this home combines natural beauty with everyday convenience.