

# \$1,099,999 - 62 Kinlea Court Nw, Calgary

MLS® #A2210052

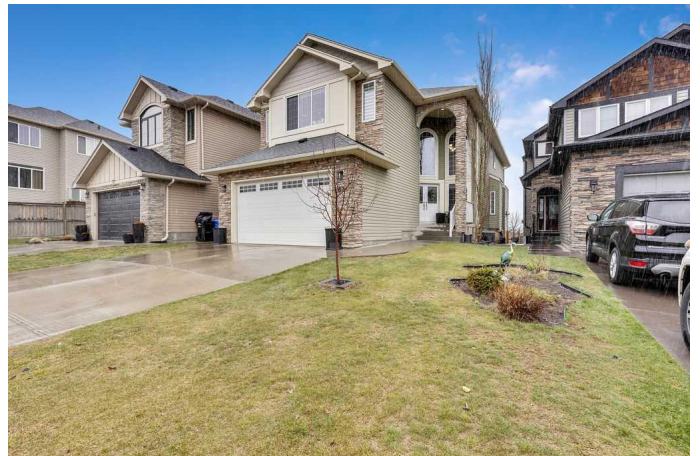
**\$1,099,999**

6 Bedroom, 4.00 Bathroom, 2,947 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

Welcome to your dream home in the heart of Kincora! This stunning 6-bedroom (4 up + 2 down), 3.5-bath home offers over 4,500sqft of developed living space and has been extensively upgraded for modern comfort, accessibility, and efficiency. Step inside to find a bright and open layout with soaring ceilings in the two-storey foyer that fills the space with natural south-facing light. The chef-inspired kitchen features high-end appliances, an oversized island with a built-in wine fridge, and flows seamlessly into the spacious living and dining areas. You'll also love the dedicated main floor office, perfect for working from home or a quiet study space. Enjoy ravine views and local wildlife from the full-width composite deck—perfect for outdoor entertaining. The upper level showcases hardwood throughout and hosts 4 generously sized bedrooms, including a luxurious primary bedroom with a walk-in closet and 5-piece ensuite featuring a jetted tub and tile shower. The fully developed basement features 9-foot ceilings, a separate side entrance, two additional bedrooms, a stylish bar area, and a huge recreation space—ideal for multigenerational living or future suite potential (subject to approval and permitting by the city/municipality). The basement also features additional washer/dryer hookups. This home is also accessibility-friendly with a stair lift to the upper level and a creative garage mudroom with ramp access for wheelchairs. Major recent upgrades include: 2 new high-efficiency



furnaces (less than a year old), Hot water tank replaced 3 years ago, New shingles (2 weeks ago) and brand-new siding, Natural gas heater in the garage, TELUS security system installed, TELUS high-speed fiber internet ready. Tucked away on a quiet cul-de-sac with a huge backyard, this home is just minutes to the shopping, parks, transit, and all the amenities you could need. This one checks all the boxes—space, upgrades, accessibility, and location. Don't miss out—book your private showing today!

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210052    |
| Price          | \$1,099,999 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,947       |
| Acres          | 0.12        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 62 Kinlea Court Nw |
| Subdivision | Kincora            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R0C2             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Double Garage Attached, Parking Pad |
| # of Garages | 2                                   |

## Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                |
| Heating           | Forced Air                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                  |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Garden                                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Garden, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 8                |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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