

# \$995,900 - 62 Kinlea Court Nw, Calgary

MLS® #A2251011

**\$995,900**

6 Bedroom, 4.00 Bathroom, 2,947 sqft

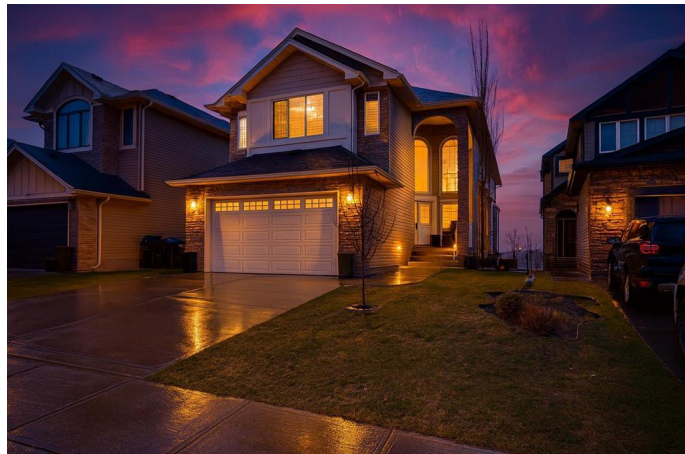
Residential on 0.12 Acres

Kincora, Calgary, Alberta

Rare Find in Kincora! This 6-bedroom, 3.5-bath home delivers exceptional space and value in one of Calgary's most family-friendly communities. With more than 4,000sqft of developed living space, this property offers room to grow without compromising on style or comfort. Inside, you'll find a bright open layout with soaring ceilings and a chef-inspired kitchen featuring high-end appliances, oversized island, and built-in wine fridge. Step out to the full-width composite deck and enjoy peaceful ravine views. A dedicated main floor office makes working from home a breeze. Upstairs, gleaming hardwood floors extend through the bonus room and four spacious bedrooms, including a primary suite with walk-in closet and spa-like ensuite. The fully developed basement adds two more bedrooms, a bar, recreation space, and side entrance, and even has a second set of washer/dryer hook-ups - perfect for multi-generational living or future suite potential (city approval required). Major upgrades include two new furnaces, newer hot water tank, new shingles and siding, gas garage heater, and fiber internet. Nestled on a quiet cul-de-sac with a huge backyard, this home truly checks all the boxes. This house has been waiting for your family to call it home!

Built in 2010

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2251011    |
| Price          | \$995,900   |
| 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, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub |
| 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 | Garden, Dog Run                                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, No Neighbours Behind, Dog Run Fenced In |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 23                |
| Zoning         | R-G               |

## Listing Details

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

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