

# \$839,000 - 133 Kincora Glen Rise, Calgary

MLS® #A2218594

**\$839,000**

3 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.09 Acres

Kincora, Calgary, Alberta

A SPECTACULAR Property with RAVINE Views – Welcome to this beautiful home which is nestled in NW Kincora Community! The great home is in a like-new condition situated on a south facing backyard with a panoramic view of a ravine with walking paths. The main floor, with an open floor plan, greets you with a gourmet kitchen and a dining and living room overlooking the gorgeous ravine through an abundance of oversized windows that allow plenty of natural light into the home. A large sliding patio door from the dining area leads to a cedar deck that spans the width of the house. Going down from the deck stairs brings you to a low maintenance, professionally designed and landscaped backyard with lots of stonework and a built-in firepit. Completing the main floor is a powder room, a mudroom leading to a double attached garage, a walk-through pantry and a spacious office / flex room. Upstairs includes a large ravine and south facing bonus room, full bath, laundry room and 3 bedrooms including the master suite with a luxurious 5pc ensuite with dual vanity and a walk-in closet. This home offers a long list of upgrades including 9 ft ceilings on the main floor, large island in the kitchen, white quartz countertop throughout the home, high end stainless steel appliances, gas cooktop, ceiling height custom kitchen cabinets, high end carpet and underlay, central air conditioner, central vacuum, water softener, gas BBQ line on deck, dryer plug in garage suitable for charging electric vehicles,



oversized front steps and an insulated, drywalled and oversized double attached garage. NEW ROOF (2004), NEW SIDING (2025). It's potential to convert to walkout basement with second suite. Easy access to shopping (Creekside, Sage Hill and Evanston), schools and other amenities. This beautiful home is ready for possession today!

Built in 2010

**Essential Information**

MLS® #	A2218594
Price	\$839,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	133 Kincora Glen Rise
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0B7

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Pantry, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	MON

## Listing Details

Listing Office	Homecare Realty Ltd.
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