

**12 Kincora Mews NW**  
**Calgary, Alberta**

**MLS # A2296811**



**\$848,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,337 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, No Back Lane, Pie Shaped Lot, Sloped Down		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Gorgeous EXCEL custom built home located on a quiet cul-de-sac in the heart of Kincora. Open floor plan concept with main floor features hardwood floors, den, pantry & island in the kitchen, granite counter tops, 42" cabinetry, stainless steel appliances, large living room with fireplace, bright dining room with windows to a two-tiered deck. Upper floor has huge bonus room with vaulted ceilings, large primary bedroom with walk-in closet and 5-pc ensuite bathroom. 2 other good sized bedrooms, laundry room and a 4-pc bathroom. Fully open walk-out basement is ready for your vision with roughed-in plumbing. Close to T&T, Walmart, Costco & Beacon Hill shopping area. This area is also zoned for Simon Valley School (K-6), Colonel Irvine School (7-9, mandarin bilingual 5-6, 7-9) and John G Diefenbaker High School (10-12, IB program). Easy access to downtown, Stoney Trail & airport. Shows pride of ownership and available for quick possession.