$999,900 - 62 Kinlea Court Nw, Calgary

MLS® #A2227490

$999,900
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 4,000sqft of developed living space and has been extensively upgraded for modern comfort 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 deckâ€”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 spaceâ€”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 also offers 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 (April 2025) 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 boxesâ€”space, upgrades and location. Donâ€™t miss outâ€”book your private showing today!

Built in 2010

Essential Information

MLS® #	A2227490
Price	$999,900
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, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Double Vanity
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range
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, Cul-De-Sac, Dog Run Fenced In, Garden, No Neighbours Behind, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	57
Zoning	R-G

Listing Details

Listing Office	CIR Realty

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