

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

MLS® #A2251011

**\$995,900**

6 Bedroom, 4.00 Bathroom, 2,947 sqft

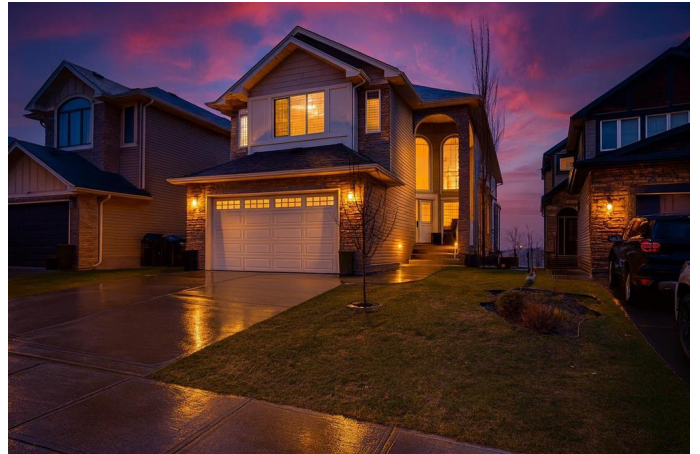
Residential on 0.12 Acres

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, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge
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	August 24th, 2025
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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