

# \$1,099,999 - 62 Kinlea Court Nw, Calgary

MLS® #A2210052

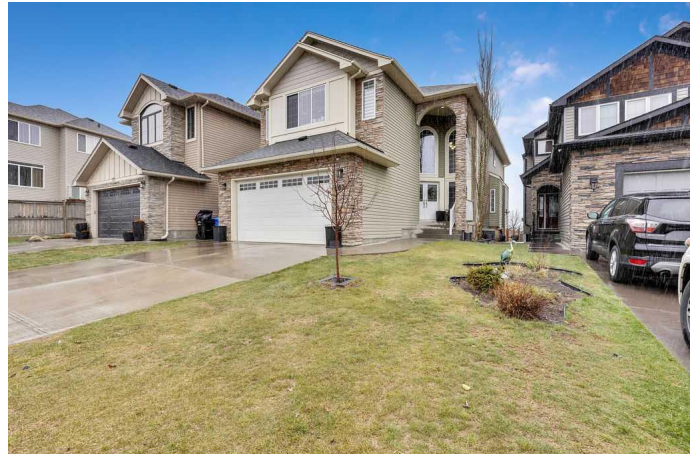
**\$1,099,999**

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 4,500sqft of developed living space and has been extensively upgraded for modern comfort, accessibility, 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 is also accessibility-friendly with a stair lift to the upper level and 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 (2 weeks ago) 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 boxes—space, upgrades, accessibility, and location. Don't miss out—book your private showing today!

Built in 2010

### Essential Information

MLS® #	A2210052
Price	\$1,099,999
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
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Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), French Door, 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	April 22nd, 2025
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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