



GRASSROOTS
REALTY GROUP

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175 Kincora Heath NW
Calgary, Alberta

MLS # A2217623



\$494,900

Division:	Kincora		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Come visit this OPEN CONCEPT townhouse with 2 oversized master bedrooms, each with a separate walk-in closet & ensuite. Main floor features a large kitchen, including an island with a breakfast bar, black appliances & maple cabinets. Upgraded Silgranit kitchen sink, tile backsplash & under-cabinet lighting added. 9' knock-down ceilings create an amazing spacious vibe. Rich dark espresso hardwood floors on main level, with stylish 12"x24" ceramic tile in bathrooms, pantry & entranceway. The main floor Laundry & powder room are convenient. Stay warm & cozy while watching a wall-mounted TV above the gas fireplace. Enjoy TWO balconies (with natural gas BBQ hook-up) and a private patio area. Park in your insulated Double-Attached garage with plenty of in-unit storage. High efficiency furnace & tankless water heater. Carbon Monoxide Detectors. FANTASTIC location just off of Stoney Trail, close to many amenities including Creekside (Shoppers, Starbucks, Co-op), Sage Hill Shopping Complex (T&T, Walmart, RBC, Scotiabank & others) and Beacon Hill (Costco), coffee shops, restaurants, public transportation, parks, community path system. A MUST SEE contemporary townhome in the quiet, highly desirable, well-maintained Edenmore complex of Kincora. And, pet friendly!