



**GRASSROOTS**  
REALTY GROUP

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**224 Kincora Point NW**  
**Calgary, Alberta**

**MLS # A2228160**



**\$769,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,041 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	NA		

Welcome to the picturesque and peaceful enclave of the desirable Kincora community, known for its 120 acres of lush parkland, environmental reserve, scenic ravines, walking paths, and a beautifully landscaped stormwater pond. This impeccably maintained home is located on a quiet cul-de-sac with access to the incredible pathway system just a few doors down. Inside, the main floor is designed with both sophistication and warmth in mind. The open concept layout features rich solid wood cabinetry, refined crown mouldings, rounded corners, and a striking wall of windows that floods the entire main floor with natural light creating the perfect setting for both everyday living and entertaining. Upstairs, you’ll find a versatile lofted study, complete with built-in solid wood cabinetry and custom workspace making it ideal for remote work or a quiet reading nook. The show-stopping primary suite is a true retreat, offering a spacious bedroom, deep soaker tub, dual vanities and dual bench shower. The WOW factor is the lavish walk-in closet featuring a 16-drawer built-in island dresser and an incredible amount of storage. Two generously sized secondary bedrooms and a 4 piece bathroom complete this level. The unfinished basement has endless options with an egress window, and ample space to make it your own. Step outside to a fully landscaped, private backyard oasis. A stamped concrete patio spans the full width of the home, bordered by mature trees that provide a serene backdrop for evenings and allow the fresh air to fill your main floor with the added phantom screen. Noteworthy Features include: NEW roof, new fascia, new eaves, upstairs study/loft & 3 new picture windows on main floor. This home is in pristine showing condition and ready for immediate enjoyment. Your tranquil, turnkey lifestyle in Kincora awaits!

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