



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**170 Kincora View NW**  
**Calgary, Alberta**

**MLS # A2240379**



**\$799,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,021 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<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>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Legal Suite: refrigerator, electrical stove, dishwasher, hood fan, washer, dryer

Welcome to this beautifully maintained 2-storey walkout home — a rare find with 4 bedrooms upstairs — located on a quiet, family-friendly street in the sought-after community of Kincora. Built by Beattie Homes and fully finished inside and out, this home boasts outstanding curb appeal with a brand new roof (July 2025), oversized double garage, upgraded exterior, extensive poured concrete sidewalks, and underground sprinklers. Step inside to a freshly painted interior that feels clean and modern. You’ll love the bright, open layout featuring 9-foot ceilings, gleaming hardwood floors, and large windows that fill the home with natural light. The sunny living room and elegant dining area with decorative pillars provide the perfect setting for entertaining, while a front flex room is ideal for a den, home office, or reading nook. The upgraded kitchen features maple cabinetry, granite countertops, brand new appliances, a raised eating bar, and a walk-in pantry. The adjacent breakfast nook, with soaring 10-foot ceilings and a wall of windows, opens to the sunny south-facing upper deck with a gas BBQ hookup — perfect for summer gatherings. Upstairs, you’ll find four generously sized bedrooms, including a luxurious primary suite with a spa-inspired 5-piece ensuite showcasing a jetted soaker tub, separate shower, dual sinks, and a walk-in closet. A second full bathroom serves the other three bedrooms. The professionally developed walkout basement comes with a legal secondary suite, offering excellent income potential or space for extended family. It includes in-floor heating, “to” ceilings, and ceramic tile flooring. This level features a full-sized second kitchen with granite countertops, a family room, an extra large bedroom with large windows, a 4-piece bathroom, and ample storage space. Conveniently located near

Stoney Trail, shopping, parks, and schools, this immaculate, move-in-ready home offers flexibility, comfort, and peace of mind with major updates already done. Explore the 3D virtual link to find out more. Don't miss out &mdash; book your