

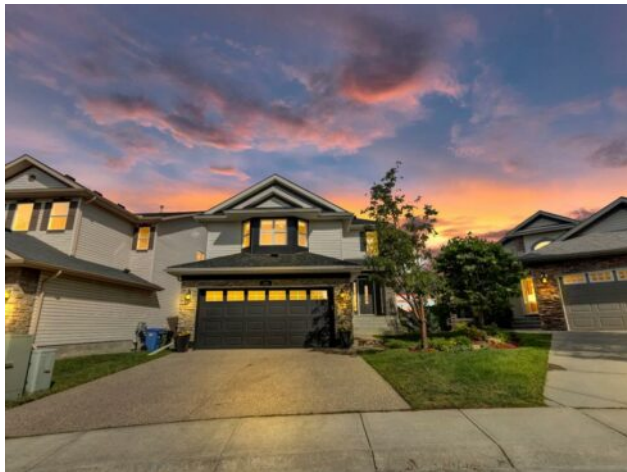


GRASSROOTS
REALTY GROUP

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284 Kincora Heights NW
Calgary, Alberta

MLS # A2253876



\$784,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,914 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Treed		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

Nestled on a stunning ravine lot, this beautiful home offers breathtaking views and a professionally landscaped yard that enhances its natural surroundings. Step onto the spacious duradeck just off the kitchen to enjoy your morning coffee or evening gatherings in a serene setting. The main floor boasts 9-foot ceilings and gleaming hardwood floors, creating a warm and inviting atmosphere. The bright, open-concept kitchen features ample space for cooking and entertaining, flowing into a dining area with soaring 12-foot ceilings. Custom Hunter Douglas blinds add a touch of elegance throughout the home. A cozy gas fireplace in the living room, main floor laundry, and thoughtful design elements add comfort and convenience. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a luxurious ensuite with a relaxing soaker tub and a spacious walk-in closet. The large bonus room, with vaulted ceilings and skylights, is perfect for a home theatre, playroom, or additional living space. The fully finished basement offers a versatile layout with an additional bedroom or home office, a 3-piece bathroom, and a large recreational area ideal for family activities or entertaining. The home is roughed in for Vacuflo and a security system, offering future flexibility. Unwind at the end of the day in your private hot tub, perfectly positioned to take in peaceful ravine views — a true retreat right at home. This property offers the space, features, and location you've been searching for.