



**29 Kincora Hill NW
Calgary, Alberta**

MLS # A2272806



\$739,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,392 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Soaking Tub		

Inclusions: blinds

This beautiful 2,392 sq. ft. above-grade home welcomes you with an inviting open-to-above foyer and a spacious, well-designed main floor. Enjoy multiple living and entertaining spaces, including a living room, formal dining room, and a family room with a cozy gas fireplace. The bright, open kitchen offers a corner pantry, plenty of counter space, and a sunny breakfast nook with patio doors leading to a large backyard and a completed rear deck with elegant glass railing. Upstairs, the private primary suite features its own reading room with custom built-in bookcases adding both charm and functionality, a luxurious 4-piece ensuite, and a walk-in closet. Two generously sized bedrooms, a large bonus room, a full 4-piece guest bathroom, and a separate laundry room complete the upper level. Additional highlights include hardwood flooring throughout most of the main level; tile flooring in the foyer, laundry room, and all bathrooms; wrought-iron and maple railings. The unfinished basement features dual furnaces; and roughed-in plumbing—providing great future development potential. Close to ravine walking paths, and playgrounds nearby. Quick 5 minute commute to Beacon Hill shopping center, Creekside and Sage Hill shopping complexes. Don't miss your opportunity to call this your home!