

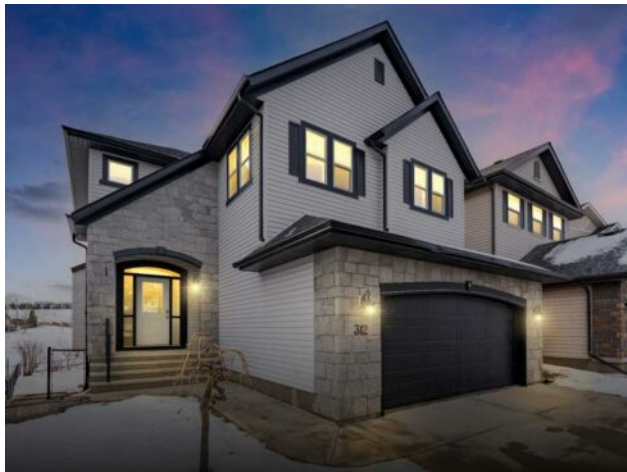


GRASSROOTS
REALTY GROUP

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312 Kincora Heights NW
Calgary, Alberta

MLS # A2272842



\$770,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscape, N		

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

Features: Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

****OPEN HOUSE JAN 10th & 11th 1-3pm** Welcome to 312 Kincora Heights! Discover this beautiful two-story home perfectly situated on a tranquil greenbelt in one of Kincora's most desirable locations. Offering over 2,000 sq. ft. of living space above grade, this property combines comfort, style, and functionality—plus a well-developed 1-bedroom illegal basement suite for added versatility extended family or potential mortgage helper. Step inside the bright spacious foyer to an open floor plan featuring a dramatic two-story foyer and 9-ft ceilings on the main level. The main floor is finished with a blend of hardwood and tile and includes convenient main-floor laundry and a walk-through pantry. The bright spacious kitchen is warm and inviting, complete with granite countertops, stainless-steel appliances and convenient raised eating bar. It opens to a generous great room with gleaming hardwood floors and a cozy gas fireplace for those cool winter nights. Just off of the spacious dining room are bright patio doors which lead to a large rear vinyl deck with elegant metal railings and gas line - Perfect for barbecues, gatherings, and enjoying the peaceful green space behind the home. Nature is truly at your back door. Upstairs, spindle railings guide you to a convenient computer nook and an open bonus room / loft flooded with natural light and vaulted ceilings. The primary suite is generously sized with a walk-in closet and a 4-piece ensuite featuring a jetted tub, separate shower, and private water closet area. The fully contained developed basement offers excellent additional living space, including separate laundry facilities, 1 large bedroom, full bathroom, full kitchen and a family room with patio doors that open to a private south backing covered paving stone patio. The backyard is exceptionally large, fully landscaped, and backs directly onto the greenbelt—providing privacy,

serenity, and south-facing sunshine all year long. Additional features include an oversized double attached garage, beautiful curb appeal, and the location can't be beat. This is a rare opportunity to own a gorgeous home in one of Kincora's best locations.