

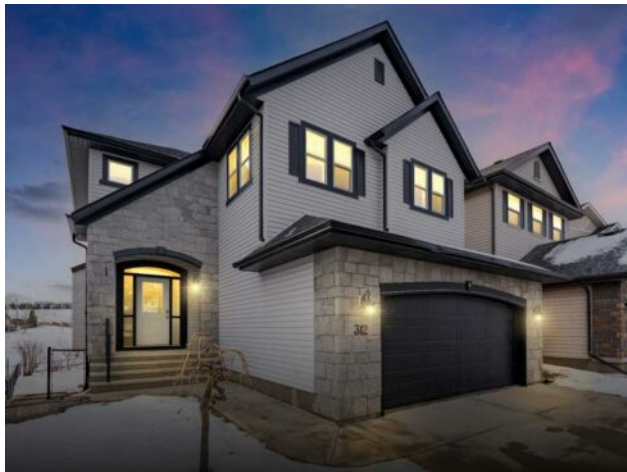


**GRASSROOTS**  
REALTY GROUP

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

**312 Kincora Heights NW**  
**Calgary, Alberta**

**MLS # A2272842**



**\$770,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,074 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscape, N		

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

**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

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.