



**123 Kincora View NW
Calgary, Alberta**

MLS # A2298348



\$719,000

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|------------------|---|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,352 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, City Lot, Irregular Lot, No Back Lane, Pie Shaped Lot, Private | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Walk-In Closet(s) | | |

Inclusions: AC, shed at side of home

Welcome to 123 Kincora View NW, perfectly positioned on one of the most sought-after streets in Kincora. This rare bungalow offers an exceptional combination of space, functionality and location, with glimpses of the ravine to the left of the property on clear days. With 2,585 square feet of living space on an oversized 5,790 square foot lot, this home stands out in today's market. While bungalows are often favored by downsizers, the expansive layout- especially the fully developed basement- also makes this property ideal for families. Upon entry, you're greeted by a versatile front office that can easily be used as a second main floor bedroom if desired. The open concept living area features a well appointed kitchen with rich oak cabinetry, granite countertops, black appliances, a pantry, and a bright breakfast nook with bay windows that fill the space with natural light. From the kitchen you can step directly onto the back deck- perfect for summer entertaining, or barbecues. The inviting living room is a focal point of the home, showcasing vaulted ceilings, a cozy gas fireplace, and a stunning stained glass feature window that adds warmth and character. The primary bedroom is generously sized with vaulted ceilings, a walk-in closet, and an ensuite with a soaker tub and separate shower. Downstairs, the fully developed basement feels bright and open thanks to high ceilings and large windows. The expansive recreation space offers endless flexibility- ideal for a movie room, games area, or fitness setup- along with two additional bedrooms, a full bathroom, and ample storage. Outside, the oversized fenced yard has mature evergreens, a dedicated concrete pad, and a firepit- perfect for relaxing or hosting family and friends. Steps down from the balcony also provide great yard access from the home which is ideal for kids or pets. While some cosmetic updates

could further enhance the home, the solid layout and strong fundamentals present an excellent opportunity to personalize and add value. Located in the highly desirable community of Kincora, residents enjoy scenic pathways, ravine views, and a quiet, family-friendly atmosphere. With quick access to Stoney Trail and Shaganappi Trail, plus nearby shopping at Creekside, Beacon Hill, and Sage Hill Crossing. A new school has also been announced to be coming in Kincora. This is a rare opportunity to own a bungalow of this size and caliber in one of Kincora's premier locations.