



103 Kincora View NW
Calgary, Alberta

MLS # A2299268



\$875,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	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, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Remote Blinds

Set along a quiet pathway backing southwest onto a breathtaking ravine with no direct rear neighbours, this beautifully maintained home pairs refined finishes with an excellent layout. The original owners have loved this home with a superb level of pride of ownership - which is refreshing to view a home that actually shows 10/10! This large home features 3555 Sq Ft of developed living space and a bright main level where hardwood flooring extends throughout while crown molding introduces a polished, elegant presence across each principal space. Gather in the front living area where expansive windows invite natural light while establishing a welcoming setting suited to both quiet moments and conversation. Share meals in the dining area that comfortably accommodates everything from casual evenings to larger occasions beneath timeless lighting. Continue into the kitchen where extensive cabinetry, generous prep space, stainless steel appliances and a central island with seating keep daily tasks efficient and organized. Settle into the breakfast nook where surrounding windows capture backyard and greenspace ravine views while bringing in sunlight throughout the day. Relaxation awaits in the adjacent living room where a stone-faced fireplace and built-in shelving establish a warm focal point for downtime or hosting. Comfortably work from home in the enclosed main floor office where French doors and a coffered ceiling contribute both privacy and architectural character. Transition upstairs where a spacious primary retreat easily accommodates full-sized furnishings while incorporating a walk-in closet and a well-appointed ensuite bathroom that has recently been professionally updated complete with dual sinks, a deep soaker tub and a separate multi-head oversized shower. Two additional spacious and bright bedrooms and a full bathroom on this level introduce flexibility

for family living or guests while maintaining separation from the main areas. Venture downstairs to a fully finished basement where a large recreation space with large bright windows adapts to movie nights, games or fitness while an additional oversized bedroom with a built-in desk area and walk-in closet is an ideal space for teens or guests, plus a spacious full bathroom that can effortlessly accommodate overnight visitors or extended family. Step outside to the backyard oasis that opens directly onto the pathway system with one of NW Calgary's best views, encouraging walks, bike rides, epic sunsets and outdoor enjoyment just beyond your door. Host summer barbecues on the expansive deck while kids and pets play in the beautifully manicured yard. Other notable features are remote blinds, central air conditioning, phantom screens (both front & rear), new roof (Owens Corning Duration shingles Class 3), in-floor heat roughed in for the basement, new kitchen tile, no touch kitchen faucet, duradeck and central vac. Experience a home that blends elegance, comfort and everyday practicality in a beautiful setting.