



**115 Kincora View NW
Calgary, Alberta**

MLS # A2299657



\$849,000

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|------------------|------------------------------|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,275 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows | | |

Inclusions: N/A

Welcome to this spacious and beautifully upgraded 6-bedroom, 3.5-bathroom walkout home backing onto a serene ravine, offering the perfect blend of privacy, comfort, and functionality. The main floor boasts an open and inviting layout, featuring a bright living room, a cozy family room, a formal dining area, and a sunny breakfast nook that overlooks the ravine. The kitchen is a chef's dream, complete with solid wood cabinetry, granite countertops, stainless steel appliances, and a stylish insert hood fan. A deck overlooking the ravine is ideal for enjoying your morning coffee. A private office offers a quiet space for work, and the convenient half bath rounds out this well-appointed floor. Upstairs, the large master bedroom with a walk-in closet is a true retreat, featuring a luxurious 5-piece ensuite. The upper level offers 3 additional good-sized bedrooms and another full bathroom, making this home ideal for growing families. The fully finished walkout basement includes two more bedrooms, a full bath, kitchen, a large living area with projector electrical fittings and a covered porch - an illegal suite with a private entrance and excellent potential for legal conversion. The backyard is a great space to enjoy the summers and winters alike. Additional upgrades include a new roof (2025), upgraded hardwood flooring, central A/C, and an insulated, drywalled double garage. Ideally located in a family-friendly neighborhood, this home is just a short walk to Creekside Shopping Centre, SageHill Shopping Centre, Public transit, parks, and offers easy access to Stoney Trail—making daily commutes and errands a breeze. The house is located a short walk from a soccer and a baseball field that gets converted to an ice rink in the winters. This property boasts a bike, transit and amenity score of a 100. This is an excellent opportunity to own a move-in-ready home in a highly

desirable and amenity-rich community.