



GRASSROOTS
REALTY GROUP

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

217 Kincora Heights NW
Calgary, Alberta

MLS # A2141707



\$750,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,856 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Gazebo, Front Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

This lovely 2Storey home is conveniently located on a calm street across the park in the family-oriented neighborhood of Kincora. The wide foyer welcomes you to the main level that features an open concept floor plan and offers a large living room with fireplace, dining room with large windows and sliding doors to the deck, very functional kitchen with island and pantry, 2pc powder room, mud room, and laundry. The upper level boasts an expansive bonus room with vaulted ceilings and large windows with view of the park across the street, spacious master bedroom with walk-in closet and its own full ensuite, second and third good sized bedrooms and a full main bathroom. The mostly developed lower level offers a gigantic recreational room, family room, and has roughed in plumbing for future bathroom. The brand new carpets, the double attached garage along with the fully fenced and landscaped backyard complete the enjoyment of this home. Close to playground, walking and biking paths, shopping centre, trendy restaurants, and many other amenities.