



**71 Kincora View NW  
Calgary, Alberta**

**MLS # A2173704**



**\$1,199,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,064 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Discover the largest and finest home available in the highly sought-after Kincora neighbourhood. This exceptional property backs onto a picturesque walking and biking path through a serene ravine, offering an inviting natural backdrop for your daily adventures. As you enter, you'll be captivated by the craftsmanship and attention to detail evident throughout the home. Custom cabinetry and built-ins enhance the elegance of every room, while granite countertops and luxurious tile and hardwood flooring set a sophisticated tone. The kitchen features top-of-the-line appliances, making it a chef's dream. The spacious master bedroom suite provides a private oasis, complete with an elegant ensuite and a generous walk-in closet. Three additional large bedrooms offer ample space for family or guests, while a bonus room adds versatility for entertaining or relaxation. Cozy up by one of the three elegant fireplaces that grace this home, adding warmth and charm to your living spaces. The fully finished basement includes a mother-in-law suite, ideal for extended family or guests, providing privacy and comfort. You'll appreciate the large garage and the abundance of natural light from the large, south-facing windows that brighten the home and provide excellent views. Step outside to enjoy your fully landscaped backyard, perfect for outdoor gatherings and relaxation. The stamped and exposed concrete driveway, sidewalks, and patio add a touch of sophistication to the exterior, featuring beautiful stone and stucco finishes. Conveniently located just three minutes from Creekside Shopping Centre, this home offers easy access to all your essential needs. Don't miss out on the opportunity to own this spectacular property—schedule your showing today.