



**GRASSROOTS**  
REALTY GROUP

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**208 Kincora Point NW**  
**Calgary, Alberta**

**MLS # A2188435**



**\$825,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,143 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** None

Located on a quiet cul-de-sac in Kincora Point, this beautifully appointed two-story home is perfect for families and entertaining alike. Featuring a stunning formal dining room, with soaring ceilings open to the second level, is elegantly divided from the great room by a striking feature wall with a two-way gas fireplace. The great room flows seamlessly into the bright breakfast nook and the thoughtfully designed gourmet kitchen, which boasts an abundance of cabinetry, ample counter space, stainless steel appliances, granite countertops, and a spacious island with a breakfast bar. Step through the patio doors onto an oversized deck that spans the width of the home—ideal for summer barbecues—while still leaving plenty of space in the beautifully landscaped backyard for kids to run and play. Upstairs, a sunlit bonus room provides additional living space, while three generously sized bedrooms, including a luxurious primary suite with a spa-like five-piece ensuite, offer comfort and privacy. This home is loaded with premium upgrades, including 9-foot ceilings, granite countertops in all bathrooms, maple hardwood floors, upgraded brushed nickel hardware and light fixtures, and warm neutral paint tones. This residence also features an attached double garage and impeccable craftsmanship throughout plus a BRAND NEW ASPHALT SHINGLE ROOF. Don't miss this opportunity to own a truly exceptional home in one of Kincora's finest locations, situated within minutes from Creekside Shopping Centre, Sallamie Park, and surrounded by walking paths.