

284 Kincora Heights NW  
Calgary, Alberta

MLS # A2253876

\$784,900

|           |                                                                       |        |                   |
|-----------|-----------------------------------------------------------------------|--------|-------------------|
| Division: | Kincora                                                               |        |                   |
| Type:     | Residential/House                                                     |        |                   |
| Style:    | 2 Storey                                                              |        |                   |
| Size:     | 1,914 sq.ft.                                                          | Age:   | 2006 (19 yrs old) |
| Beds:     | 4                                                                     | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                                |        |                   |
| Lot Size: | 0.12 Acre                                                             |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Treed |        |                   |

|             |                                                                 |            |     |
|-------------|-----------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                      | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                          | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                 | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade      | LLD:       | -   |
| Exterior:   | Concrete, Vinyl Siding                                          | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                 | Utilities: | -   |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |            |     |

Inclusions: n/a

Nestled on a stunning ravine lot, this beautiful home offers breathtaking views and a professionally landscaped yard that enhances its natural surroundings. Step onto the spacious duradeck just off the kitchen to enjoy your morning coffee or evening gatherings in a serene setting. The main floor boasts 9-foot ceilings and gleaming hardwood floors, creating a warm and inviting atmosphere. The bright, open-concept kitchen features ample space for cooking and entertaining, flowing into a dining area with soaring 12-foot ceilings. Custom Hunter Douglas blinds add a touch of elegance throughout the home. A cozy gas fireplace in the living room, main floor laundry, and thoughtful design elements add comfort and convenience. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a luxurious ensuite with a relaxing soaker tub and a spacious walk-in closet. The large bonus room, with vaulted ceilings and skylights, is perfect for a home theatre, playroom, or additional living space. The fully finished basement offers a versatile layout with an additional bedroom or home office, a 3-piece bathroom, and a large recreational area ideal for family activities or entertaining. The home is roughed in for Vacuflo and a security system, offering future flexibility. Unwind at the end of the day in your private hot tub, perfectly positioned to take in peaceful ravine views &mdash; a true retreat right at home. This property offers the space, features, and location you've been searching for.