

127 Kincora Heights NW  
Calgary, Alberta

MLS # A2302458



## \$769,900

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,431 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks		
<b>Inclusions:</b>	N/A		

Welcome to 127 Kincora Heights NW! Ideally situated on a tranquil street in one of Kincora's most sought-after locations, this beautiful two-storey home offers over 3500 sq. ft. of thoughtfully designed living space, combining comfort, style, and functionality. Step inside to a bright and welcoming foyer with a dramatic two-storey entrance. The open-concept design showcases a seamless blend of hardwood and tile flooring, a spacious great room anchored by a cozy gas fireplace, and a warm inviting kitchen featuring a raised eating bar and convenient pantry. The generous dining area easily accommodates gatherings of up to 12 guests—perfect for entertaining. Step outside to an expansive south-facing deck, offering all-day sunshine and overlooking a large backyard with plenty of space for kids to play and enjoy. A versatile main floor den is ideally located next to a FULL bathroom and has been used as a bedroom, offering excellent flexibility for guests, multigenerational living, or a home office. Main floor laundry adds to the everyday convenience. Upstairs offers three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and a well-appointed 4-piece ensuite with a jetted tub, separate shower, and private water closet. A bright and expansive bonus room with vaulted ceilings provides the perfect gathering space, complemented by a versatile adjoining area currently used as a home office. The fully developed basement expands your living space with 2 additional large bedrooms, full bathroom, and family room—perfect for extended family or additional functionality. The fully landscaped backyard is south backing offering exceptional privacy, serenity, and all-day sunlight. Additional highlights include an oversized double attached garage and outstanding curb appeal. This is a rare opportunity to own a

beautifully maintained home in a premium Kincora location.