

## 22 Kincora Heights NW Calgary, Alberta

MLS # A2311151



# \$810,000

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,084 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Inclusions:** Fridge, Stove Electric, Dishwasher, Microwave, Washer, Dryer in downstairs suite

OPEN HOUSE -May 17th from 1-3 pm. Proudly maintained and extensively renovated, detached single family home in the desirable community of Kincora. Beautiful open layout on main floor, inviting warm tones, updated laminated flooring throughout this home. Open concept kitchen features stainless steel appliances including a high end gas cook top & granite counter tops. Pantry features renovated California Closet space. The main floor is ideal for both entertaining and everyday living, also includes a versatile den/home office. Welcoming vaulted living room with chalet-style beams and a cozy fireplace. Updated windows and patio door from dining area leads to a large deck. The upper level offers 3 good sized bedrooms, also a bonus room with built-ins. From the master bedroom there is a beautiful 5 piece ensuite, including a jetted tub and large walk-in shower. Another 4 piece bathroom is also located on the second floor. The fully developed basement is a registered legal suite, which includes a spacious 1 bedroom with a 3pc ensuite. Open concept kitchen with all appliances included. Good sized rec-room and separate laundry area. The exterior renovations are siding, shingles and solar panels all in 2025. Many more renovations inside and outside this lovely home. Awesome location with Beacon Hill Shopping Centre nearby. Book your appointment today!