

# \$880,000 - 150 Kincora Heights Nw, Calgary

MLS® #A2211458

**\$880,000**

4 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

Open House Sunday May 4th 1:00-3:00!!

Welcome to this exceptionally upgraded home, nestled in the highly desirable NW community of Kincora. Set against breathtaking views of the natural valley this home offers scenic vistas from all 3 levels, including the fully finished walkout basement. Over the past four years this property has undergone extensive enhancements inside and out. Some of the key upgrades include air conditioning, a high-efficiency hot water tank, and a new Carrier furnace. Additional renovations include new lighting fixtures, high-end appliances and fresh paint top to bottom. The exterior too has been revitalized with 30-year Malarkey high profile shingles, new siding, eaves, garage door, landscaping improvements, and stunning Gemstone lighting which enhances curb appeal and night-time ambiance. The main floor boasts a bright open concept design with hardwood flooring throughout while expansive windows frame views off to the horizon. An oversized granite-covered island is the centerpiece of the stylish kitchen, complemented by a large walk-through pantry for added convenience. Upstairs, the primary bedroom is a true sanctuary, highlighted by the ensuite with a corner tub that elegantly separates both vanities creating a spa-like atmosphere. A spacious bonus room, two more bedrooms and a 4-piece bathroom complete the upper level offering ample space for a growing family. The walkout basement provides plenty of room for all your



entertainment needs, fitness equipment and is a perfect retreat for guests and extended family. The space offers views, an abundance of light, and is complemented by another bedroom with a full bathroom. The garage has also not gone untouched; upgraded with insulation, added plywood sheeting, durable PVC wall panels and features a built-in storage system plus a venting fan. Located on a quiet street in Kincora, this address is just moments from extensive shopping options, schools, walking paths and easy access to Stoney Trail for convenient commuting. Seize the opportunity to own this remarkable home by scheduling your private tour today!

Built in 2005

### **Essential Information**

MLS® #	A2211458
Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,065
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	150 Kincora Heights Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1N9

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized, See Remarks
# of Garages	2

## Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	First Place Realty
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