

# \$825,000 - 284 Kincora Heights Nw, Calgary

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MLS® #A2235837

**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,914 sqft

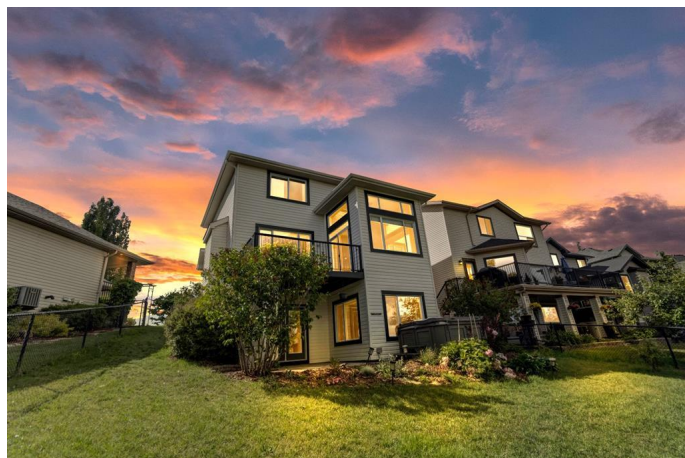
Residential on 0.12 Acres

Kincora, Calgary, Alberta

Open House Sat - Sun July 12 & 13 From 11:00AM to 2:30PM. 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 – a true retreat right at home. This property offers the space, features, and location you’ve been searching for.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235837    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,914       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 284 Kincora Heights Nw |
| Subdivision | Kincora                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 1N6                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | Central Air                                                                                               |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                  |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Entrance, Private Yard                      |
| Lot Description   | Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Concrete, Vinyl Siding                                                |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 11              |
| Zoning         | R-G             |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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