



GRASSROOTS

REALTY GROUP

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**127 Kincora Heights NW
Calgary, Alberta**

MLS # A2302458



\$769,900

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

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

Inclusions: 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.