



**GRASSROOTS**

REALTY GROUP

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**265 Kincora Heights NW  
Calgary, Alberta**

**MLS # A2309872**



**\$769,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,293 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Landscaped, Low Maintenance Landscape, Many		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island		

**Inclusions:** Built in Speakers, Speakers on Deck

Welcome to this upgraded home located in the community of Kincora. Nice entrance welcomes you into this immaculate home with hardwood flooring on the main floor. Nice sized den is located close to the front door. Nice sized family room has a gas fireplace surrounded by built in cabinets. Great working kitchen has a large breakfast bar island, loads of cabinetry, corner pantry, granite counters and lots of room to work in. Good sized dining area with a glass door leading to the backyard and patio, Main floor laundry room and a 2 piece bath complete the main floor. Upstairs you will find 3 good sized bedrooms with the master having a sitting area, 5 piece ensuite bathroom and walk-in closet. Large bonus room with high ceilings, a 4 piece main bathroom and large linen closet. The lower level is undeveloped and waiting for your ideas. There is a large concrete patio in the backyard that has lots of trees. Oversized double garage with lots of room for a work bench or storage. Numerous and recent upgrades include furnace, air conditioner, roof, triple pane windows, microwave hood fan, dishwasher and garage door.