



**22 Kincora Heights NW
Calgary, Alberta**

MLS # A2311151



\$799,900

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

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

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

Separate side entrance to the registered legal suite. 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 legal suite, which includes a spacious 1 bedroom with a 3pc ensuite. Open concept kitchen with all appliances included. Good sized living 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!