



GRASSROOTS
REALTY GROUP

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276 Kincora Heights NW
Calgary, Alberta

MLS # A2347583



\$799,888

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Outdoor Natural Gas Barbeque and Heater		

OPEN HOUSE SATURDAY, October 3 from 1:00 until 3:00PM. Welcome to 276 Kincora Heights NW! This beautifully renovated walkout home backing directly onto the ravine offers a rare opportunity to enjoy nature, comfort, and flexibility in one of Northwest Calgary's most desirable communities. GETTING A PROPERTY ON THE RAVINE AT THIS PRICE IS RARE, TAKE ADVANTAGE !! Lovingly maintained by its original owner, this exceptional two-storey home showcases pride of ownership throughout. Extensive updates include a stunning new kitchen, renovated bathrooms, new flooring, upgraded lighting inside and out, new siding, new garage door, furnace (2021), newer roof, and numerous improvements to the fully developed walkout basement. The spectacular location is truly one of a kind. Backing directly onto Kincora's scenic ravine and extensive pathway system, you'll enjoy peaceful views, abundant wildlife, and year-round access to nature right from your backyard. Relax on the maintenance free upper deck, entertain on the lower patio, or gather around the BBQ using the convenient outdoor gas line. Mature trees and berry bushes create a private outdoor retreat for family and friends. Inside, natural gas fireplaces on both the main floor and walkout level provide warmth and comfort throughout the seasons. The home's flexible layout is ideal for today's lifestyles, featuring two dedicated home office spaces perfect for remote work, studying, creative pursuits, or managing a busy household. Upstairs, the spacious primary suite offers a walk-in closet and a beautifully updated five-piece ensuite complete with a new soaker tub. Two additional bedrooms and a full bathroom provide ample space for family members and guests. The fully developed walkout basement adds exceptional versatility. With

a separate entrance, kitchenette featuring refrigerator and dishwasher, walk-in shower, and stairlift to the main floor, the lower level is perfectly suited for multigenerational living, extended family, independent young adults, guests, or those seeking enhanced accessibility. The spacious open-concept fourth bedroom area offers flexibility for a variety of needs, including additional living space, a fitness area, hobby room, or guest accommodations. Kincora is known for its family-friendly atmosphere, beautiful parks, greenspaces, and interconnected pathways. Residents enjoy convenient access to shopping, restaurants, entertainment, and major routes including Stoney Trail. Families will also appreciate the recently approved K-9 school, adding even more value to this thriving community. Whether you're a growing family, remote professional, multigenerational household, or someone looking for a home that can adapt to changing needs over time, this property offers an exceptional combination of location, lifestyle, and flexibility. OPPORTUNITIES LIKE THIS DON'T COME ALONG VERY OFTEN AND INTEREST IS EXPECTED TO BE VERY HIGH!!. Some photos are virtually staged. Book your private showing today.