

**29 Kincora Hill NW**  
**Calgary, Alberta**

**MLS # A2272806**



**\$739,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                          |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 2,392 sq.ft.                     | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                        |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot, Street Lighting |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <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, Soaking Tub         |                   |     |

**Inclusions:** blinds

This beautiful 2,392 sq. ft. above-grade home welcomes you with an inviting open-to-above foyer and a spacious, well-designed main floor. Enjoy multiple living and entertaining spaces, including a living room, formal dining room, and a family room with a cozy gas fireplace. The bright, open kitchen offers a corner pantry, plenty of counter space, and a sunny breakfast nook with patio doors leading to a large backyard and a completed rear deck with elegant glass railing. Upstairs, the private primary suite features its own reading room with custom built-in bookcases adding both charm and functionality, a luxurious 4-piece ensuite, and a walk-in closet. Two generously sized bedrooms, a large bonus room, a full 4-piece guest bathroom, and a separate laundry room complete the upper level. Additional highlights include hardwood flooring throughout most of the main level; tile flooring in the foyer, laundry room, and all bathrooms; wrought-iron and maple railings. The unfinished basement features dual furnaces; and roughed-in plumbing&mdash;providing great future development potential. Close to ravine walking paths, and playgrounds nearby. Quick 5 minute commute to Beacon Hill shopping center, Creekside and Sage Hill shopping complexes. Don't miss your opportunity to call this your home!