

**115 Kincora View NW**  
**Calgary, Alberta**

**MLS # A2299657**



**\$849,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,275 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Welcome to this spacious and beautifully upgraded 6-bedroom, 3.5-bathroom walkout home backing onto a serene ravine, offering the perfect blend of privacy, comfort, and functionality. The main floor boasts an open and inviting layout, featuring a bright living room, a cozy family room, a formal dining area, and a sunny breakfast nook that overlooks the ravine. The kitchen is a chef's dream, complete with solid wood cabinetry, granite countertops, stainless steel appliances, and a stylish insert hood fan. A deck overlooking the ravine is ideal for enjoying your morning coffee. A private office offers a quiet space for work, and the convenient half bath rounds out this well-appointed floor. Upstairs, the large master bedroom with a walk-in closet is a true retreat, featuring a luxurious 5-piece ensuite. The upper level offers 3 additional good-sized bedrooms and another full bathroom, making this home ideal for growing families. The fully finished walkout basement includes two more bedrooms, a full bath, kitchen, a large living area with projector electrical fittings and a covered porch - an illegal suite with a private entrance and excellent potential for legal conversion. The backyard is a great space to enjoy the summers and winters alike. Additional upgrades include a new roof (2025), upgraded hardwood flooring, central A/C, and an insulated, drywalled double garage. Ideally located in a family-friendly neighborhood, this home is just a short walk to Creekside Shopping Centre, SageHill Shopping Centre, Public transit, parks, and offers easy access to Stoney Trail—making daily commutes and errands a breeze. The house is located a short walk from a soccer and a baseball field that gets converted to an ice rink in the winters. This property boasts a bike, transit and amenity score of a 100. This is an excellent opportunity to own a move-in-ready home in a highly

desirable and amenity-rich community.