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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

225 Kincora Heights NW Calgary, Alberta

MLS # A2309380



$868,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this impeccably finished, air-conditioned 4-bedroom home offering plenty of space for family, friends, and pets. Multiple living areas across all levels provide comfort and flexibility for every lifestyle. Bonus: Separate side entrance to the basement, complete with a separate kitchen and separate laundry — ideal for extended family or added flexibility. The open-concept kitchen features stainless steel appliances and granite countertops, while the large family room with a gas fireplace creates the perfect setting for gatherings and cozy evenings. A loft-style office on the upper level overlooks the ravine and opens into additional living space with beautiful natural views. Convenient upper-floor laundry adds to the home’s functionality. The spacious primary bedroom includes a generous walk-in closet and a bright 5-piece ensuite complete with a relaxing soaker tub. The fully finished basement is ideal for entertaining, featuring an additional family room perfect for hosting the next big game, along with a 4th bedroom, separate kitchen, separate laundry area, private entrance, and a large storage room. Outside, the expansive yard is designed for enjoyment with a stamped concrete patio, underground sprinklers, and a natural gas hookup for summer BBQs.

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