

**225 Kincora Heights NW**  
**Calgary, Alberta**

**MLS # A2309380**



**\$868,000**

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

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