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GRASSROOTS
REALTY GROUP

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214 Kincora Heights NW Calgary, Alberta

MLS # A2347960

$849,900

Division:	Kincora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,451 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached, Heated Driveway, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Greenbelt, Landscap		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Slate	**Sewer:**	-
Roof:	Rubber, See Remarks	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

** Please click on "Video" for tour ** VERY RARE bungalow SIDING onto green space and BACKING SOUTH onto a ravine with amazing views! This fabulous house features: almost 2500 sq ft developed, 4 bedrooms, 3 full bathrooms, HEATED DRIVEWAY, insulated/heated garage, upgraded triple pane Lux windows (2017), new furnace (Nov 2024), air conditioning, large deck, 10 ft ceilings on main / 8.8 ft in basement, newer hot water tank (2024), new roof (2025 - Rubberized SBS Modified Class 4 Hail Protection), new refrigerator (May 2026), gutter leaf guards (2024), cozy gas fireplace, Hunter Douglas blinds throughout, real Beechwood hardwood flooring, built-in wine fridge in island & much more! Location is outstanding - siding and backing onto no one, whisper quiet street, City of Calgary pathways right outside your door, bus stop 2 blocks away, all schools & amazing amenities close by and very easy access to all major routes - Deerfoot/Stoney/Crowchild Trails! Total pride in ownership and move-in ready!

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