# \$899,000 - 115 Kincora View Nw, Calgary

MLS® #A2254631

# \$899,000

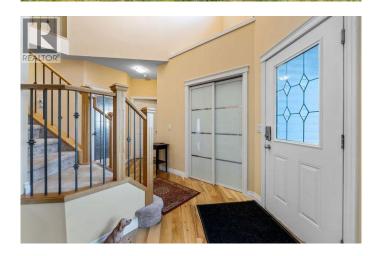
6 Bedroom, 4.00 Bathroom, 2,275 sqft Single Family on 0.11 Acres

Kincora, Calgary, Alberta

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 Trailâ€"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. (id:6289)

Built in 2004

### **Essential Information**

Listing # A2254631
Price \$899,000

Bedrooms 6
Bathrooms 4.00

Half Patha 1

Half Baths 1

Square Footage 2,275
Acres 0.11
Year Built 2004

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 115 Kincora View Nw

Subdivision Kincora
City Calgary
Province Alberta
Postal Code T3R1M3

#### **Amenities**

Amenities Park, Playground, Shopping

Features PVC window, No Animal Home, No Smoking Home

Parking Spaces 4

Parking Attached Garage

# of Garages 2

# Interior

Appliances Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Hood Fan

Heating Forced air

Cooling Central air conditioning

Fireplace Yes

# of Fireplaces 2

# of Stories 2

Basement Separate entrance, Walk out

#### **Exterior**

Exterior Vinyl siding
Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office Century 21 Bravo Realty





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