

# \$825,000 - 284 Kincora Heights Nw, Calgary

MLS® #A2235837

**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,914 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

Open House Sat - Sun July 19 & 20 From 12:00AM to 4:00PM. Nestled on a stunning ravine lot, this beautiful home offers breathtaking views and a professionally landscaped yard that enhances its natural surroundings. Step onto the spacious duradeck just off the kitchen to enjoy your morning coffee or evening gatherings in a serene setting. The main floor boasts 9-foot ceilings and gleaming hardwood floors, creating a warm and inviting atmosphere. The bright, open-concept kitchen features ample space for cooking and entertaining, flowing into a dining area with soaring 12-foot ceilings. Custom Hunter Douglas blinds add a touch of elegance throughout the home. A cozy gas fireplace in the living room, main floor laundry, and thoughtful design elements add comfort and convenience.

Upstairs, youâ€™ll find three generously sized bedrooms. The primary suite includes a luxurious ensuite with a relaxing soaker tub and a spacious walk-in closet. The large bonus room, with vaulted ceilings and skylights, is perfect for a home theatre, playroom, or additional living space.

The fully finished basement offers a versatile layout with an additional bedroom or home office, a 3-piece bathroom, and a large recreational area ideal for family activities or entertaining. The home is roughed in for Vacuflo and a security system, offering future



flexibility.

Unwind at the end of the day in your private hot tub, perfectly positioned to take in peaceful ravine views – a true retreat right at home. This property offers the space, features, and location you’ve been searching for.

Built in 2006

**Essential Information**

MLS® #	A2235837
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,914
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	284 Kincora Heights Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1N6

**Amenities**

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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