

**79 Kincora Heights NW
Calgary, Alberta**

MLS # A2192014



\$924,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,570 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Underground Sprinklers		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Second washer, dryer, fridge, stove, hood fan and dishwasher in the basement suite

MOVE*IN*READY | HIGH END FINISHINGS | LEGAL SUITE | WALKOUT BASEMENT | 5 BEDROOMS | MAIN FLOOR OFFICE | UPSTAIRS LAUNDRY | 23'6 WIDE GARAGE | GREAT BACKYARD | AMAZING LOCATION. This stunning home with an exceedingly spacious design includes a NEW LEGAL SUITE in the finished walkout basement with an amazing layout throughout the home! Over 3,600 sq. ft. of developed space is stylishly designed with 4 TOP FLOOR BEDROOMS and high-end upgrades that include central air conditioning, built-in irrigation, a central vacuum system and separate heating controls and separate furnaces (2 were recently replaced with high efficiency in 2023 & 2024) for all 3 floors. Plus a fresh coat of paint on the main level, bonus room and upper hallways in a neutral colour pallet. Soaring open to above foyer ceilings grant an immediate wow factor. A large formal living room creates an inviting space to entertain. French doors lead to the den for a quiet work, study or play space. The living room invites relaxation in front of the gas fireplace while oversized windows stream in south sunshine throughout the day. White and neutral, the kitchen is a chef's dream featuring upgraded stainless steel appliances, a raised breakfast bar on the peninsula island, tons of cabinet space and a pantry for extra storage. Encased in windows the breakfast nook leads to the upper deck promoting a seamless indoor/outdoor lifestyle for summer barbeques and time spent soaking up the south sun. A spiral staircase allows easy access to the lower patio and yard. Gather in the bonus room on the upper level and connect over engaging movies and games nights. Retreat at the end of the day to the primary sanctuary with French doors, a generous floor plan and a luxurious ensuite boasting dual sinks, a deep soaker tub, a separate shower

and a large walk-in closet. 3 additional bedrooms are spacious and bright sharing the 4-piece bathroom. Laundry with a sink conveniently completes this level, no need to haul loads up and down the stairs! The 1 bedroom legal suite in the walkout basement is completely private from the upper levels thanks to a separate entrance and separate laundry. This beautifully designed level is great as a rental opportunity, privacy for extended family members, older children still living at home or just more stylish space for your family to enjoy! The open concept space is sophisticatedly designed, incorporating a large living room and a modern kitchen. Walk out to the covered patio for some time spent unwinding soaking up the sun and fresh air in the warmer months. Built-in irrigation means less work for you! Wonderfully located just a 1 minute walk to a playground and the beautiful pathway system that winds around this dynamic community. Close to both Sage Hill and Beacon Hill's shops, services and restaurants plus quick access to Symons Valley Parkway and Stoney Trail for easy access in and out of the neighbourhood. Truly an unbeatable location for this gorgeous move-in ready home!