

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

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MLS® #A2235837

**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,912 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

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	1,912
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
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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	4
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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