



## 91 Kincora Heights Calgary Alberta

\$900,000

This impeccably maintained, professionally renovated home offering over 3,100 sq ft of fully developed living space in one of the most sought-after locations in Kincora. From top to bottom, this home blends comfort, function, and upscale finishes that make everyday living feel like a luxury retreat. Set on a beautifully landscaped lot, this home features two outdoor decks perfect for hosting summer gatherings, enjoying your morning coffee, or unwinding in the evenings. The oversized double attached garage fits a full-sized truck, a rare and valuable feature. Inside, the main level has been reimagined with thoughtful renovations to create a bright, open floor plan. Wide, newly expanded openings between the kitchen, living, and dining areas offer better flow and sightlines, while the flattened ceilings add a clean, contemporary touch. The elegant kitchen features imported European white quartz countertops, custom cabinetry by Canada Kitchens, a massive walk-in pantry, and new high-end appliances. The open-concept dining area is flooded with natural light, and the family room boasts a custom tile-surround electric fireplace, ideal for cozy evenings. Upstairs, a spacious bonus room offers a perfect hangout space for the family. You'll find three generously sized bedrooms, including a stunning primary suite with a walk-in closet and a luxurious 5-piece ensuite featuring his-and-hers vanities, a jetted tub, and an oversized tiled shower with dual showerheads. A second full bathroom completes the upper level. The fully finished basement extends your living space with a large fourth bedroom, a den/home office, another full bathroom, a wet bar, and a home theatre room, perfect for movie nights or game-day entertaining. There's also a separate storage area and utility room. Throughout the home, engineered hardwood flooring, custom-built pantry and TV shelving, freshly paint...

4pc Bathroom 8.92 Ft x 8.58 Ft

5pc Bathroom 11.58 Ft x 12.17 Ft

Bedroom 8.92 Ft x 15.92 Ft

Bedroom 8.92 Ft x 13.33 Ft

Family room 12.92 Ft x 14.58 Ft

Primary Bedroom 16.17 Ft x 13.17 Ft

Recreational, Games room 17.50 Ft x 25.17 Ft

2pc Bathroom 6.25 Ft x 6.08 Ft

Dining room 12.92 Ft x 14.00 Ft

Foyer 7.42 Ft x 7.42 Ft

Kitchen 15.00 Ft x 19.92 Ft

Laundry room 9.33 Ft x 11.50 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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4pc Bathroom 7.33 Ft x 8.67 Ft

Living room 16.00 Ft x 24.50 Ft

Bedroom 9.92 Ft x 12.25 Ft