



196 Kincora Hill Calgary Alberta

\$775,000

Timeless finishes & thoughtful upgrades define this beautifully maintained fully developed home offering over 3,270 sq ft of developed space in the established community of Kincora. Perfectly positioned steps from a playground & the scenic pathway network that winds through the rolling hills of the neighbourhood, daily walks, outdoor play & peaceful evening strolls become part of everyday life. Soaring vaulted ceilings elevate the living room where a stone fireplace creates a warm focal point framed by large windows that draw in natural light throughout the day. Hardwood flooring continues into the well-appointed kitchen where quartz countertops, stainless steel appliances & extensive cabinetry support both everyday cooking & weekend entertaining. A central island encourages casual gathering while a built-in bar area, pantry storage & thoughtful layout add convenience & organization. The adjacent dining space features built-in speakers to enhance the atmosphere for everyday meals & special gatherings while sliding patio doors with automated shutters open directly to the rear deck for an easy indoor & outdoor lifestyle. French doors open to a private den offering an ideal setting for working from home, studying or pursuing creative hobbies while a discreetly located powder room adds everyday practicality. Effortless gathering continues upstairs in the spacious bonus room, an inviting area to unwind with family or enjoy a quiet evening. Rest & relaxation await in the elegant primary retreat highlighted by a stylish wallpaper feature wall & a spacious walk-in closet designed for easy organization. A private 5-piece ensuite introduces dual sinks, a deep soaker tub & an indulgent multi-jet shower that transforms daily routines into a spa-like experience. Two additional spacious & bright bedrooms & a full bathroom complete the upper level. The fully finished lower level ...

Recreational, Games room 14.00 Ft x 13.50 Ft

Media 15.92 Ft x 13.33 Ft

Den 12.08 Ft x 9.00 Ft

Furnace 13.08 Ft x 7.33 Ft

Bedroom 9.58 Ft x 12.92 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Den 11.58 Ft x 9.50 Ft

Laundry room 7.00 Ft x 8.67 Ft

2pc Bathroom 5.00 Ft x 5.17 Ft

Bedroom 10.17 Ft x 15.42 Ft

Bonus Room 14.58 Ft x 14.00 Ft

Primary Bedroom 12.42 Ft x 15.58 Ft

a

Listing Presented By:



Originally Listed by:
First Place Realty

<http://nowselling.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 15.33 Ft x 13.17 Ft
Dining room 15.33 Ft x 8.92 Ft
Living room 17.17 Ft x 17.58 Ft

Bedroom 9.58 Ft x 14.17 Ft
5pc Bathroom 10.58 Ft x 14.67 Ft
4pc Bathroom 8.50 Ft x 5.00 Ft