

# \$724,800 - 123 Kincora Hill Nw, Calgary

MLS® #A2228257

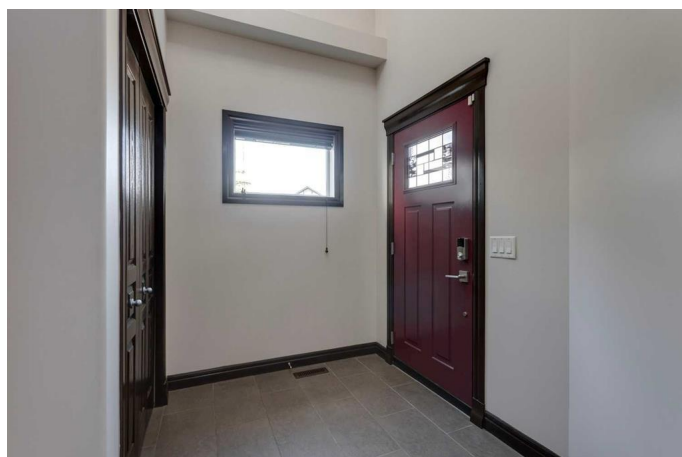
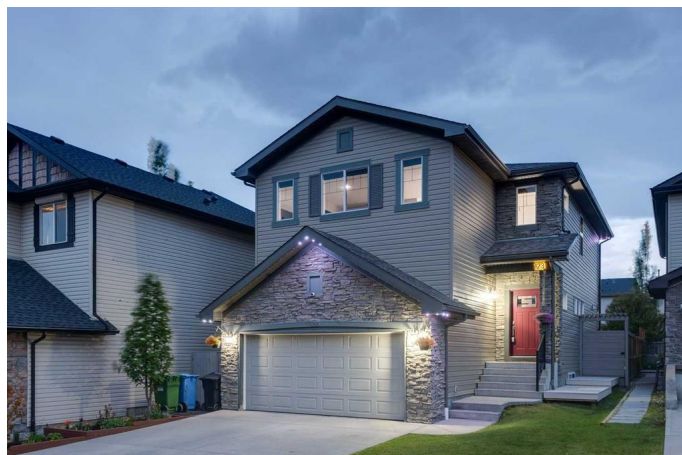
**\$724,800**

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Residential on 0.11 Acres

Kincora, Calgary, Alberta

Welcome to 123 Kincora Hill NW, ideally located on a picturesque lot with a stunning, private, south-facing backyard. Step inside to a spacious formal entryway with soaring vaulted ceilings. A private main floor den with elegant French doors offers the perfect space for a home office. The open-concept living and dining areas are beautifully divided by a stylish three-sided fireplace, creating a warm and inviting atmosphere. The expansive kitchen features ample counter space, a peninsula island with a sit-up breakfast bar, stainless steel appliances, and a corner pantry, perfect for both everyday living and entertaining. The main floor is completed by a convenient powder room. Upstairs, you'll find a large bonus/great room, a full 4-piece bathroom, and three generously sized bedrooms, including a spacious primary retreat with a 4-piece ensuite and walk-in closet. The lower level includes a fourth bedroom, laundry area, roughed-in bathroom, abundant storage, and a partially finished rec room just waiting for your finishing touches. Enjoy the comfort and convenience of a double attached heated garage with a large mezzanine for additional storage. The backyard is a private, sun-soaked oasis, featuring a two-tiered deck, lush golf course-style lawn, mature trees, and raised garden planters, ideal for the avid gardener. Located in the sought-after community of Kincora, known for its scenic ravine pathways, easy access to major routes, and future school developments, this is a fantastic opportunity



you don't want to miss. Call your favourite REALTOR® today to schedule your private showing!

Built in 2007

### Essential Information

MLS® #	A2228257
Price	\$724,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,238
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	123 Kincora Hill Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0A9

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Lighting
Lot Description	Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Rectangular Lot, Treed, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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