



GRASSROOTS
REALTY GROUP

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13 Kincora Terrace NW
Calgary, Alberta

MLS # A2231994



\$749,900

Division:	Kincora		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,252 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Level, Rec		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Welcome to 13 Kincora Terrace NW. An immaculate bungalow villa in the highly desirable, family-friendly community of Kincora. This beautifully maintained home offers over 2,439 sq. ft. of developed living space, featuring three spacious bedrooms and two and a half bathrooms. From the moment you enter, you'll notice the pride of ownership from the original owners, who have cared for the home since it was built in 2005, as well as the thoughtful upgrades throughout. Step inside to gleaming hardwood floors and an open-concept layout with vaulted ceilings, a skylight, and expansive windows overlooking the tranquil and private yard. The chef-inspired kitchen, completely renovated in 2015, showcases a new island with additional storage, leather granite countertops, a gas stove, corner pantry, and updated lighting including under cabinetry and floor level. Flowing seamlessly into the cozy living room with a gas fireplace, this space is perfect for entertaining or family gatherings. From here, you can access the two-tiered, maintenance-free deck—added in 2017 with sleek railings and a gas BBQ hookup—designed for effortless outdoor living. A thoughtful extra includes a shed built into the deck for added storage. The primary retreat on the main floor includes a spacious walk-in closet updated in 2023 and a luxurious ensuite, fully remodeled in 2019, offering spa-like comfort. The main level also includes a versatile den or flex room, enhanced with new Lux windows installed in 2015, and a convenient laundry area upgraded with new flooring in 2020. Included in the laundry room transformation are Miela appliances. To complete the polished look, the popcorn ceilings were removed and refinished flat in 2023, while fresh paint, new carpet, and updated light fixtures installed between 2016 and 2023 bring a modern, refreshed feel to the

entire main floor. The fully finished basement expands the living space with in-floor heating, a large family room, and wet bar make it an entertainer's dream. This level also includes two generous bedrooms and a four-piece bathroom, updated with new flooring in 2020. A second gas fireplace adds warmth and character, while the oversized storage room ensures there is no shortage of space. Comfort is further enhanced inside the home with central air conditioning and a built-in sound-around speaker system with four zones. With its blend of hardwood, carpet, and tile throughout, two gas fireplaces, main floor designer lighting, and gas BBQ hookup, every detail of this home was designed with both style and practicality in mind. If this wasn't already enough, I can mention the new roof in 2024 and new water heater in 2018. With no condo fees and a prime location close to parks, pathways, schools, and shopping, this move-in-ready bungalow is a rare opportunity to enjoy modern upgrades in a peaceful setting. This home has truly been cared for, with every major renovation already complete, making it a perfect blend of elegance, comfort, and value.