



**GRASSROOTS**  
REALTY GROUP

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**49 Kincora Terrace NW**  
**Calgary, Alberta**

**MLS # A2239623**



**\$734,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Welcome to the lifestyle you've been waiting for—AN IMMACULATE, ORIGINAL-OWNER VILLA BUNGALOW IN THE HEART OF PEACEFUL KINCORA, thoughtfully designed for comfort, convenience, and long-term enjoyment. NO CONDO FEES and BUILT BY BEATTIE HOMES, known for quality craftsmanship and lasting value, this property has been METICULOUSLY MAINTAINED AND IS SMOKE- AND PET-FREE. Tucked away in a QUIET CUL-DE-SAC BACKING DIRECTLY ONTO LUSH GREEN SPACE WITH UNINTERRUPTED VIEWS, this location offers the ultimate in privacy and tranquility. With only TWO VILLAS COMING TO MARKET IN THE PAST TWO YEARS, opportunities like this are EXCEPTIONALLY RARE. Offering nearly 2,300 SQ.FT. OF DEVELOPED LIVING SPACE, this home combines functional design with timeless finishes. The open-concept main level is bathed in natural light from large windows and showcases FRESHLY PAINTED WALLS, RICH HARDWOOD FLOORING, and a SPACIOUS LIVING ROOM WITH VAULTED CEILINGS and a GAS FIREPLACE. Features 9 FOOT CEILINGS throughout. The WELL-APPOINTED KITCHEN features classic OAK CABINETRY, WELL-MAINTAINED APPLIANCES, TILE BACKSPLASH, CORNER PANTRY, CENTER ISLAND WITH WINE RACK, and a SUN-FILLED SKYLIGHT above. The adjacent dining area opens to your SOUTH-FACING, MAINTENANCE-FREE DURADECK PATIO, perfect for enjoying peaceful mornings or relaxing evenings while taking in the green space views. Features UNDERGROUND SPRINKLER SYSTEM. The MAIN-FLOOR PRIMARY SUITE offers a spacious WALK-IN CLOSET and a 4-PIECE ENSUITE with WALK-IN SHOWER and a DEEP SOAKER TUB. A flexible FRONT DEN OR OFFICE, HALF-BATH, and MAIN-FLOOR

LAUNDRY WITH WASHER AND DRYER complete the main level. The PROFESSIONALLY DEVELOPED LOWER LEVEL provides two more generous bedrooms, a full bathroom, and a LARGE REC ROOM, ready for movie nights or family gatherings. A WET BAR ROUGH-IN is already in place, giving you the option to customize the space further. The OVERSIZED UTILITY/STORAGE ROOM adds functional space for seasonal items and organization. Additional upgrades include CENTRAL A/C, GRADE 4 HAIL-RESISTANT ROOF AND NEW SIDING, and a 23&rsquo;X20&rsquo; OVERSIZED DOUBLE ATTACHED GARAGE with built-in CENTRAL VACUUM and VacuFlo outlet. PERFECTLY POSITIONED FOR RETIREMENT LIVING, this low-maintenance home is located in a mature, peaceful community where neighbors become friends. Enjoy the nearby SCENIC RAVINE PATHWAYS, PARKS, AND WALKING TRAILS, while being minutes from all the amenities at CREEKSIDE, BEACON HILL, AND SAGE HILL CROSSING. With EASY ACCESS TO STONEY TRAIL, everything you need is close by. RARELY DOES A VILLA OF THIS CALIBER AND LOCATION BECOME AVAILABLE. DON&rsquo;T MISS YOUR CHANCE TO OWN A HIGH-QUALITY BEATTIE-BUILT HOME&mdash;BOOK YOUR PRIVATE SHOWING TODAY!