



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**45 Kincora Terrace NW**  
**Calgary, Alberta**

**MLS # A2247397**



**\$725,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,247 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, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Greenb		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

**Inclusions:** NA

**BUNGALOW-BACKING ONTO GREEN | STUNNING VIEWS | NO CONDO FEES** Welcome home to this Incredible 2 bed + den, 2.5 bath half-duplex located in a quiet cul-de-sac, backing onto greenspace with panoramic views! Features include a bright open layout with vaulted ceilings, south backing home with exceptional light from large windows, hardwood floors throughout the main floor, gourmet kitchen with large island all appliances included, bright skylight, and main floor laundry. The basement is fully developed with a huge rec room, office area, 2nd bedroom, built in wet bar, gas fireplace, 4-pc bath, and tons of storage. Enjoy the beautifully landscaped yard, dura-deck balcony w/gas line, underground sprinklers & double attached garage. A/C, newer furnace, newer water tank, upgraded humidifier, roof replaced with durable upgraded hail resistant shingles, and no rear neighbours. Rare find &ndash; call today to book your personal viewing!