



GRASSROOTS
REALTY GROUP

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84 Kincora Terrace NW
Calgary, Alberta

MLS # A2258937



\$730,000

Division:	Kincora		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,445 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

ELEGANT VILLA BUNGLOW WITH NO CONDO FEES with a professionally developed walk out basement and situated on a quiet family friendly cul-de-sac, this 3 bedroom, 2 1/2 bathroom home is filled with natural light, lots of large windows, an open island kitchen with quartz countertops, a walk in pantry and a large skylight. There are vaulted ceilings in the spacious living room, a main floor office/den, beautiful hardwood floors and a large sized primary bedroom with a relaxing 5 pce ensuite. Evenings are a perfect time to relax on the upper deck enjoying views of the city lights. The fully developed walkout basement is a haven for relaxation and entertainment, featuring a family room with a gas fireplace and a workout space/games room. It is equipped with a kitchenette area with 220 wiring for a future stove. There are also two bedrooms, a four piece bathroom, a large storage room, two furnaces and a garden door to the covered concrete patio which opens up to the nicely landscaped, fully fenced yard. Additional features in this great semi-detached home include central air and a steam dryer. This EXECUTIVE HOME is in a very desirable location, close to every amenity you can think of and is ready to just move right in.