



**32 Kincora Street NW**  
**Calgary, Alberta**

**MLS # A2161961**



**\$798,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,029 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, Vinyl Windows		

**Inclusions:** none

Welcome to this exceptional two-storey air-conditioned gem, nestled in the serene community of Kincora. Offering over 2,750 square feet of meticulously maintained living space, this one-of-a-kind home exudes both charm and comfort. Lovingly cared for, this residence is a true standout in the neighborhood, boasting an array of distinguishing features. One of the most impressive aspects of this home is the fully developed walkout basement, finished by the builder. Complete with a finely appointed kitchenette and laundry facilities, it's perfect for separate family living. The basement's luxurious atmosphere is further enhanced by its 9-foot ceilings, knockdown texture, and elegant granite countertops. The heart of the home, the sophisticated kitchen, is designed to impress. It features an expansive island, extended granite countertops and hardwood floors, upgraded stainless steel appliances including a gas range, and a large walk-in pantry. The spacious dining area is ideal for hosting gatherings and flows seamlessly into the inviting living room, which boasts a modern gas fireplace with a stylish tile surround. The main floor continues to impress with its 9-foot ceilings, knockdown texture, and hardwood and tile floors, creating a seamless blend of style and function. An impressive maple staircase leads to the upper floor, where a central bonus room provides additional privacy, making it perfect for entertainment or a home office. The primary retreat is a private sanctuary, offering a spacious layout with an ensuite that features a large soaker tub, a separate shower, and a walk-in closet. Two additional well-sized bedrooms, each with large windows, provide comfort and space. For added convenience, the upper level also includes a laundry room. Outdoor living is equally impressive with a sizeable deck that offers stairs leading down to a beautiful backyard, perfect for outdoor

entertaining, the backyard features a cozy fire pit and a new hardening ground, ideal for enjoying chilly summer evenings. Located with easy access to major routes such as Stoney Trail, Shaganappi, and Sarcee Trail, this home offers quick commutes to nearby shopping plazas including Creekside, Sage Hill, and Beacon Hill. Essential amenities like Walmart, Costco, T&T, medical facilities, and restaurants are all within a 5-10 minute drive. Additional features include a 240-volt panel for EV charging, a new air conditioner, a new water softener with a dechlorinator, and extensive concrete work around the property, offering the perfect blend of comfort and convenience. This is not just a house; it's a home that has been thoughtfully designed and meticulously maintained for modern living. Don't miss the opportunity to make this magnificent property your own!