



**GRASSROOTS**  
REALTY GROUP

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**84 Kincora Terrace NW**  
**Calgary, Alberta**

**MLS # A2195820**



**\$735,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,451 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		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Track Lighting, Walk-In Closet(s)

**Inclusions:** The pool table and light fixtures for pool table are negotiable.

VIEW. VIEW. VIEW! C/W walkout basement, at the end of a quiet cul-de-sac with park and greenspace behind. This one has it all! Single level bungalow style &frac12; duplex with fully developed walkout basement at the end of a cul-de-sac with great view is now available. Backing onto a green space and sitting on top of a hill which provides for an unobstructed panoramic view. No Condo Fees. Total of 3 bedrooms, 2.5 bathrooms plus a den and air-conditioning. With floor to vaulted ceiling windows to take in the view this is a very bright unit which has an open floor plan and skylight above the kitchen island. Main floor living space has a gas fireplace. The flooring is hardwood on both levels with no carpet. There is a formal dining area, gourmet kitchen with centre island and breakfast eating bar with quartz countertops, designer tiled backsplash and stainless-steel appliances. The balcony has dura deck with a gas line for barbeque or a heating appliance. Large master bedroom has a 5-piece ensuite with jetted tub, oversized shower and walk in closet. Main floor also has a den with French style doors, a two-piece powder room and main floor laundry (the steamer dryer is included). Professionally developed walkout with a huge family room with gas fireplace and recreation/games room. The lower level also has it's own kitchen with 220 wiring for a stove - ideal for a wet bar or second kitchen. Two bedrooms, a four-piece bathroom and large storage room with 2 furnaces (one for each floor level) are on the walk-out level. Concrete patio leads to a beautifully landscaped yard and garden with underground sprinklers. Double attached garage for two vehicles. Ideal for empty nesters, mature individuals or a family seeking a single level home. Bungalow style duplexes are rare enough on their own but add in one with this view, a walk out basement, at the end of a cul-de-sac, backing on to

greenspace and this level of finishing makes this unit very unique.