

**38 Kinlea Court NW**  
**Calgary, Alberta****MLS # A2233032****\$890,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,429 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Sha		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, 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:** Central Vacuum, Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Wet Bar, Wired for Data

**Inclusions:** N/A

ALMOST 3500 SQ FT DEVELOPED | WALKOUT | AMAZING VIEWS | BACKS ONTO GREENSPACE | WET BAR | CUL-DE-SAC | ALL BEDROOMS HAVE WALK-IN CLOSETS | SPA INSPIRED ENSUITE | Stunning Walk-Out Home on a Quiet Cul-De-Sac with Panoramic Views!! Welcome to this beautifully upgraded, bright, and spacious home located on a peaceful cul-de-sac, featuring a fully finished walk-out basement and exceptional curb appeal. Thoughtfully designed with luxurious finishes throughout, this home offers comfort, elegance, and functionality for the modern family. Step inside through the striking double front doors into an impressive foyer with soaring ceilings that create a grand first impression. The main level boasts gleaming hardwood and tile floors, 9' knockdown ceilings, rounded corners, and expansive windows that flood the home with natural light. The gourmet kitchen is a chef's dream, complete with granite countertops, stainless steel appliances, ample cabinetry, a large pantry, and a central island—perfect for entertaining. Adjacent to the kitchen is a generous dining area and a large family room, all opening onto a spacious deck with panoramic views overlooking Symons Valley and the nearby shopping centre. A versatile main floor office, convenient laundry room with sink, and stylish half bath complete this level. Upstairs, you'll find a luxurious primary suite featuring a spa-inspired ensuite with a jetted tub, double vanity, and an oversized custom tiled shower with multi-head fixture and rain can. Two additional huge bedrooms both with walk-in closet and a full 4-piece bathroom provide ample space for family or guests. The fully developed walk-out basement offers a complete additional living area, ideal for extended family or entertaining. It includes a spacious family room, dining area, large bedroom also with a walk-in closet,

and a large wet bar&mdash;perfect for gatherings. Additional highlights include central air conditioning, granite counters throughout, tile and hardwood flooring, and upgraded finishes that truly set this home apart. Don&rsquo;t miss your opportunity to own this exceptional property in a highly desirable location. Book your private showing today!!