

## 14 Kincora Terrace NW Calgary, Alberta

**MLS # A2250913**


# \$700,000

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                                                                      |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                           |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                                              |               |                   |
| <b>Size:</b>     | 1,254 sq.ft.                                                                 | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3                                                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                       |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscaping |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                  | <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:** Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** underground sprinkler system, pool table and accessories

\*OPEN HOUSE Sunday Sept 28 from 12pm to 2pm \* Welcome to this immaculate bungalow in the desirable, family-friendly neighbourhood of Kincora. This stunning home features 3 spacious bedrooms and 2.5 bathrooms, offering over 2232 square feet of developed living space. As you enter the main level, you are greeted by gleaming hardwood floors throughout, along with an open-concept floor plan that includes vaulted ceilings and a skylight. Expansive windows flood the space with natural light and provide beautiful views of the green space this home backs onto. The bright and airy kitchen is a chef's dream, featuring gleaming granite countertops, a large island, and a corner pantry—perfect for meal prep and entertaining. Connected to the kitchen is the cozy living room, complete with a gas fireplace and easy access to the updated, maintenance-free deck, which is ideal for gatherings and outdoor relaxation. The main level also includes a massive primary bedroom with a walk-in closet and a luxurious 4-piece ensuite, as well as a den/office space and convenient main-level laundry. The fully finished basement offers even more space for entertainment and relaxation, with a large family room featuring a wet bar and a pool table with accessories—perfect for hosting. Additionally, the basement includes two more spacious bedrooms, another 4-piece bathroom, and a large storage room. The back deck is maintenance-free with perfect views, featuring sleek glass railings and a two-tiered design and a gas line BBQ, making it an ideal space for outdoor living. The home also boasts a new upgraded asphalt shingle roof, soffits, downspouts, and a underground sprinkler system with front attached garage featuring new epoxy flooring, providing plenty of space for vehicles and storage. With no condo fees and a location close to parks,

pathways, shopping, schools, and more, this home offers everything you need for comfortable living in a vibrant community. Book your private showing today or take a virtual tour with our 3D walkthrough!