

**84 Kincora Terrace NW**  
**Calgary, Alberta**
**MLS # A2258937**

**\$730,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,445 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>	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

<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>	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>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.