

\$785,000 - 32 Kincora Street Nw, Calgary

MLS® #A2161961

\$785,000

4 Bedroom, 4.00 Bathroom, 2,029 sqft

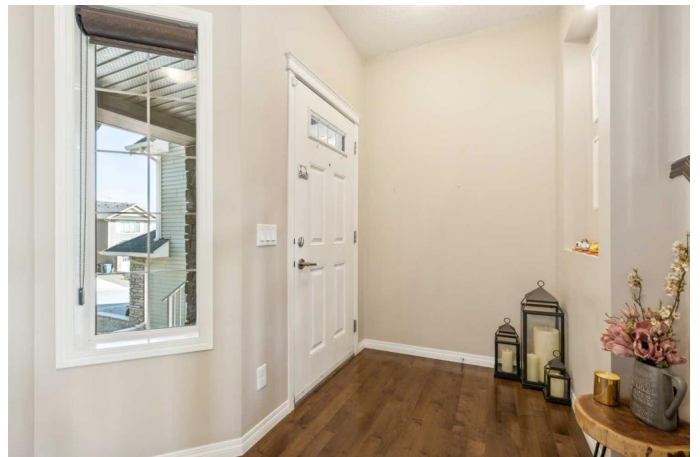
Residential on 0.08 Acres

Kincora, Calgary, Alberta

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!

Built in 2012

Essential Information

MLS® #	A2161961
Price	\$785,000
Sold Price	\$788,800
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,029
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	32 Kincora Street Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0N4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2024
Date Sold	October 8th, 2024
Days on Market	37
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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