

**38 Kincora Terrace NW**  
**Calgary, Alberta**

**MLS # A2313298**



**\$725,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Garage Fridge, Stove/Convection Oven, Alarm Equipment (no contract), Mini Fridge, Freezer, Ceiling Fan.

Fully Finished Bungalow Backing onto Green Space in Kincora! This beautifully updated side-by-side bungalow-style half duplex offers exceptional curb appeal, a double attached garage, extended driveway, and stunning landscaped front and backyards &mdash; all backing directly onto green space, providing a peaceful environment with outstanding privacy and views. Step inside through the covered front porch into a bright, welcoming foyer with organized closet space. The open-concept main floor showcases soaring vaulted ceilings, rich hardwood flooring, and dramatic floor-to-ceiling windows that flood the home with natural light. The renovated kitchen is designed for both everyday living and entertaining, featuring rich cabinetry, quartz countertops, tiled backsplash, stainless steel appliances, a large corner pantry, and an oversized island with prep sink and custom wine rack. A massive skylight above enhances the bright, airy feel. The adjacent dining area opens to the upper deck with BBQ gas line &mdash; the perfect place to relax while enjoying unobstructed park views. The spacious living room centers around a modern upgraded gas fireplace with tile surround, creating a warm and inviting atmosphere. The primary retreat offers hardwood flooring and a luxurious upgraded 5-piece ensuite with dual vanities, oversized walk-in shower, soaking tub (roughed-in for future jacuzzi), and private water closet. Completing the main floor is a bright flex room, convenient 2-piece powder room, and laundry room with additional cabinetry. The fully developed basement features impressive 9-foot ceilings, a massive rec room with a second gas fireplace, and an incredible wet bar complete with sink, mini fridge, and extensive cabinetry. Two additional large bedrooms &mdash; one with a walk-in closet &mdash; share a spacious 4-piece bathroom. Additional storage includes a

linen closet, under-stair storage, and large utility room. Outside, enjoy the beautifully landscaped backyard with mature trees, shrubs, gardens, underground sprinklers, under-deck storage, and a stunning two-tier patio ideal for outdoor entertaining. Additional upgrades include; Hail-resistant roof with warranty (2025), New hot water tank (2026), Epoxy garage flooring, recently serviced garage door (2026), and a Water softener. Located in the highly sought-after NW community of Kincora, close to walking paths, ponds, parks, playgrounds, schools, Creekside, Sage Hill Crossing, Costco, restaurants, and major commuter routes. Properties like this are a rare find, book your private viewing today and seize your opportunity to call this your new HOME. Rarely do properties like this become available &mdash; book your private showing today!