



# 32 Kincora Street Calgary Alberta

\$798,000

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 o...

Bonus Room 13.50 Ft x 11.75 Ft  
 Laundry room 8.33 Ft x 6.08 Ft  
 Primary Bedroom 17.92 Ft x 14.00 Ft  
 Bedroom 9.92 Ft x 9.92 Ft  
 Bedroom 11.58 Ft x 10.58 Ft  
 Bedroom 9.92 Ft x 9.42 Ft

Family room 13.58 Ft x 13.08 Ft  
 Furnace 21.50 Ft x 8.58 Ft  
 4pc Bathroom 8.25 Ft x 4.92 Ft  
 Kitchen 14.58 Ft x 10.67 Ft  
 Dining room 12.33 Ft x 10.33 Ft  
 Living room 13.92 Ft x 11.50 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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4pc Bathroom 8.33 Ft x 5.17 Ft  
4pc Bathroom 9.00 Ft x 8.58 Ft  
Kitchen 10.25 Ft x 9.92 Ft

Other 7.58 Ft x 7.33 Ft  
2pc Bathroom 4.75 Ft x 4.75 Ft