



## 34 Kinlea Court Calgary Alberta

\$799,900

Welcome to this exquisite walkout bungalow-style residence, boasting nearly 3200 square feet of meticulously crafted living space. The upper floor features a luxurious primary bedroom with an open riser staircase, walk-in closet, and an en suite bath adorned with heated floors, double sinks, a corner soaker tub, and a separate shower. The main floor offers a bright, open plan with soaring vaulted ceilings, newly refinished hardwood flooring, skylights, and expansive windows. The dual-use living or dining room features a wood-burning stone-faced fireplace, while the family room showcases built-ins with stone wall features, home theatre speakers in the ceiling, and access to a spectacular deck with a gas BBQ hookup, offering breathtaking city and valley views. Adjacent to the family room, the kitchen is an entertainer's delight, featuring maple cabinets, a corner pantry, two islands, black appliances, and granite countertops. The walk-out basement, boasting 9-foot ceilings, encompasses a family room, games room, bedroom with an en suite bath, and an office or craft room, with access to a large covered patio for additional entertaining space. Situated on a tranquil cul-de-sac, this residence sits on a quarter-acre private treed oasis with south facing backyard. Conveniently located near schools, public transportation, shopping, and offering a quick commute to the airport. THIS BEAUTIFUL HOME IS AVAILABLE FOR IMMEDIATE POSSESSION! (id:6769)

Primary Bedroom 15.42 Ft x 11.08 Ft

6pc Bathroom 13.75 Ft x 9.92 Ft

Family room 34.33 Ft x 11.25 Ft

Recreational, Games room 18.33 Ft x 14.33 Ft

Den 12.33 Ft x 8.42 Ft

Bedroom 14.33 Ft x 13.00 Ft

4pc Bathroom 9.42 Ft x 5.17 Ft

Living room 19.58 Ft x 17.25 Ft

Dining room 14.58 Ft x 13.33 Ft

Other 24.00 Ft x 9.75 Ft

Bedroom 10.83 Ft x 9.33 Ft

4pc Bathroom 9.75 Ft x 4.92 Ft

Laundry room 13.58 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:  
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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net