



36 Kincora Street Calgary Alberta

\$820,000

Welcome to Your Dream Home at 36 Kincora Street NW! Stunning. Elegant. Inviting. Step into 2,140 sq. ft. of breathtaking luxury with this walkout home that has everything you've ever dreamed of—and more! This 2140 sq. ft. walkout home has 3 bedrooms upstairs (2 are master bedrooms), 1 bedroom + 1 den (multi-purpose room) downstairs, 3.5 bathrooms upstairs and 1 bathroom in the basement (4.5 bathrooms in total), and a kitchen upstairs and downstairs. And that's not all! Enter into this comfortable home, full of sunshine and enjoy the luxuries of what this home has to offer. Now for features that to fall in love with...a grand foyer with 2 skylights above will welcome your guests in style with a built-in bench and sleek wall cut-out, a perfect blend of elegance and functionality as the future spot for the decor of your home. Marvel at stunning cityscapes, day or night, from your living and dining areas after you prepare your meals on your quartz countertop in the kitchen equipped with stainless appliances (fridge, dishwasher, microwave, gas stove). Completing the main floor is the laundry room, access to the attached double garage and the suited basement. Upstairs features a bonus room, 3 bedrooms, and 3 full bathrooms! Two rooms are master bedrooms, each with attached bathrooms and walk-in closets for ultimate privacy and comfort while the third good-sized bedroom is adjacent to another full bedroom providing privacy for all your family members. The fully-finished basement suited with its own kitchen is currently rented and features 1 bedroom + 1 den (multi-purpose room), 1 bathroom, gas stove, dishwasher, fridge, microwave and washer/dryer. You can enjoy the outdoors whether you are relaxing in the fully developed backyard or hosting memorable barbecues on the deck with a gas line. Kincora's scenic walking paths and parks are just steps away, offering serenity and...

Hall 10.50 Ft x 19.00 Ft
 Family room 12.33 Ft x 17.25 Ft
 Primary Bedroom 12.17 Ft x 17.00 Ft
 4pc Bathroom 10.33 Ft x 13.00 Ft
 Other 4.50 Ft x 8.83 Ft
 4pc Bathroom 10.08 Ft x 5.17 Ft

Living room 6.42 Ft x 14.25 Ft
 Bedroom 11.50 Ft x 13.92 Ft
 Eat in kitchen 15.33 Ft x 10.42 Ft
 Other 5.92 Ft x 13.08 Ft
 Storage 7.92 Ft x 10.17 Ft
 4pc Bathroom 9.92 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Century 21 Bravo Realty

RE/MAX Realty Professionals

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Bedroom 10.58 Ft x 12.58 Ft
3pc Bathroom 8.92 Ft x 6.33 Ft
Other 6.67 Ft x 3.83 Ft
Bedroom 10.08 Ft x 10.00 Ft

Foyer 10.50 Ft x 9.17 Ft
2pc Bathroom 5.17 Ft x 5.25 Ft
Laundry room 8.33 Ft x 6.67 Ft