



**38 Kincora Terrace NW
Calgary, Alberta**

MLS # A2313298



\$725,000

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

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

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.

OPEN HOUSE Sunday June 14th from 1-3pm ** 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 — 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 — 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 — one with a walk-in closet — 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 — book your private showing today!