



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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45 Kincora Terrace NW
Calgary, Alberta

MLS # A2247397



\$699,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar		
Inclusions:	NA		

BUNGALOW-BACKING ONTO GREEN | STUNNING VIEWS | NO CONDO FEES Welcome home to this Incredible 2 bed + den, 2.5 bath half-duplex located in a quiet cul-de-sac, backing onto greenspace with panoramic views! Features include a bright open layout with vaulted ceilings, south backing home with exceptional light from large windows, hardwood floors throughout the main floor, gourmet kitchen with large island all appliances included, bright skylight, and main floor laundry. The basement is fully developed with a huge rec room, office area, 2nd bedroom, built in wet bar, gas fireplace, 4-pc bath, and tons of storage. Enjoy the beautifully landscaped yard, dura-deck balcony w/gas line, underground sprinklers & double attached garage. A/C, newer furnace, newer water tank, upgraded humidifier, roof replaced with durable upgraded hail resistant shingles, and no rear neighbours. Rare find – call today to book your personal viewing!