

# \$890,000 - 38 Kinlea Court Nw, Calgary

MLS® #A2233032

**\$890,000**

4 Bedroom, 4.00 Bathroom, 2,429 sqft

Residential on 0.13 Acres

Kincora, Calgary, Alberta

ALMOST 3500 SQ FT DEVELOPED | WALKOUT | AMAZING VIEWS | BACKS ONTO GREENSPACE | WET BAR | CUL-DE-SAC | ALL BEDROOMS HAVE WALK-IN CLOSETS | SPA INSPIRED ENSUITE | Stunning Walk-Out Home on a Quiet Cul-De-Sac with Panoramic Views!! Welcome to this beautifully upgraded, bright, and spacious home located on a peaceful cul-de-sac, featuring a fully finished walk-out basement and exceptional curb appeal. Thoughtfully designed with luxurious finishes throughout, this home offers comfort, elegance, and functionality for the modern family. Step inside through the striking double front doors into an impressive foyer with soaring ceilings that create a grand first impression. The main level boasts gleaming hardwood and tile floors, 9' knockdown ceilings, rounded corners, and expansive windows that flood the home with natural light. The gourmet kitchen is a chef's dream, complete with granite countertops, stainless steel appliances, ample cabinetry, a large pantry, and a central island—perfect for entertaining. Adjacent to the kitchen is a generous dining area and a large family room, all opening onto a spacious deck with panoramic views overlooking Symons Valley and the nearby shopping centre. A versatile main floor office, convenient laundry room with sink, and stylish half bath complete this level. Upstairs, you'll find a luxurious primary suite featuring a spa-inspired ensuite with a jetted



tub, double vanity, and an oversized custom tiled shower with multi-head fixture and rain can. Two additional huge bedrooms both with walk-in closet and a full 4-piece bathroom provide ample space for family or guests. The fully developed walk-out basement offers a complete additional living area, ideal for extended family or entertaining. It includes a spacious family room, dining area, large bedroom also with a walk-in closet, and a large wet bar—perfect for gatherings. Additional highlights include central air conditioning, granite counters throughout, tile and hardwood flooring, and upgraded finishes that truly set this home apart. Don't miss your opportunity to own this exceptional property in a highly desirable location. Book your private showing today!!

Built in 2010

**Essential Information**

MLS® #	A2233032
Price	\$890,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,429
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	38 Kinlea Court Nw
Subdivision	Kincora
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0C2

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, See Remarks
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Wet Bar, Natural Woodwork, Wired for Data
Appliances	Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Other, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	11
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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