

3211 Kinsale Road SW
Calgary, Alberta

MLS # A2200329



\$829,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,776 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed, Underground Sp		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Murphy Bed in lower Bedroom		

Love At First Sight! Walk Your Kids to School from this IMMACULATE ONE OWNER FULLY FINISHED 2 Storey on a QUIET Street surrounded by Million Dollar homes! Open design, Hardwoods, 9Ft Knockdown Ceilings & more! Spacious Great Room, Sleek MODERN Kitchen - OVER HEIGHT Cabinets, UPSCALE STAINLESS STEEL Appliances, Side Pantry, Breakfast Bar & Sophisticated Dining Nook with 2 Sided Fireplace - Perfect for Entertaining! A Built-In Tech Area, Guest Powder Room & Rear Mud Room complete the main level. Upstairs a KING-SIZED Master Bedroom awaits with Walk-In Closet & STUNNING Ensuite Bath - Dual Sinks, ZEN Soaker Tub & OVERSIZED Rainhead Shower. There's also TWO Additional Large Bedrooms, UPPER Laundry & a 2nd full Bath. The BRIGHT Lower Development (with permit) features 9Ft Ceilings, Potlights, a HUGE Rec Room with Exercise Area, 4th Bedroom with Murphy Bed & Alcoved Office, 4 Piece Bath & lots of X-TRA Storage. CENTRAL Air-Conditioning, New Shingles in August of 2024 PLUS a Private West Backyard with U/G Sprinklers, Patio Area, Mature Trees - DOUBLE Detached Garage & a Custom built Storage Shed too! Quick & Easy Downtown Access, a Short walk to 3 Area Schools & nearby shopping too . . . Beautifully Maintained from Top to Bottom with Pride of Ownership on every floor - No Disappointments Here!