

**3211 Kinsale Road SW**  
**Calgary, Alberta**

**MLS # A2200329**



**\$829,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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!