



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 KINCORA Point, Calgary T3R 0A5**

MLS®#: **A2139354**      Area: **Kincora**      Listing Date: **06/07/24**      List Price: **\$829,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **5,769 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,092**  
 Low Sqft:  
 Ttl Sqft: **2,092**

DOM

**23**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`9" x 10`1"
Living Room	Main	14`1" x 14`11"
2pc Bathroom	Main	4`2" x 5`0"
Bedroom	Upper	8`10" x 14`6"
Family Room	Upper	17`10" x 17`4"
4pc Bathroom	Upper	7`4" x 8`1"
Furnace/Utility Room	Basement	11`5" x 11`0"

Room	Level	Dimensions
Kitchen	Main	16`9" x 14`11"
Office	Main	11`0" x 11`3"
Bedroom - Primary	Upper	11`11" x 14`11"
Bedroom	Upper	8`11" x 11`11"
4pc Ensuite bath	Upper	8`0" x 11`7"
Laundry	Basement	16`0" x 12`10"

Title: **Fee Simple**  
 Zoning: **R-1**  
 Legal Desc: **0710250**

Remarks

Pub Rmks: **Located on one of the premier lots in Kincora, this two-storey home with a walk-out basement offers a picturesque setting on a landscaped pie-shaped lot, directly backing onto the ravine. Enjoy the tranquility of a quiet cul-de-sac out front and stunning ravine views from the back. The main level features expansive windows to capture the outstanding views. Upon entry, you'll find a den/office conveniently located near the front door. The gourmet kitchen boasts a stainless appliance package, cambridge maple cabinets with a charcoal stain, pearl granite counters, a large island, tile backsplash, and under-cabinet lighting. The kitchen seamlessly flows into the great room with a gas fireplace and a dining nook with 10' ceilings, providing access to the upper deck. Completing the main floor is a 2pc bathroom and a mudroom equipped with a custom built-in bench and cabinets off the garage. Upstairs, the bonus room boasts 9-foot ceilings, hardwood flooring, and a bayed window area. The upper level also includes three spacious bedrooms, including the primary suite featuring an ensuite bath with a soaker tub, a large vanity, a separate shower, and a walk-in closet. The walk-out basement is ready for your personal touch, with the sub-floor laid and rough-ins completed for further development. A large egress window is already installed for a future fourth bedroom, along with provisions for a custom wine cellar, laundry, and bathroom. Garden doors open from the basement to the south-facing backyard. Additional features and upgrades include triple-pane windows, exterior styrofoam insulation, a high-efficiency hot water heater, central air conditioning, a large dog run with a dog door, an 8'x10' shed with Hardie board siding, an underground sprinkler system with a Netro water controller, an insulated and drywalled finished garage, a 240-volt panel for future EV charging, and high-efficiency radiant heat. This home is a must-see! Kincora's charming community is characterized by its impressive tower, rustic stone entry wall, and lantern-lit streets. The neighborhood offers ample outdoor enjoyment with walking paths through 120 acres of environmental reserve and park areas, and nearby Stoney Trail offers easy access in and out of the city.**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX iRealty Innovations**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







