



THE
A-TEAM

**RE/MAX
FIRST**

373 KINCORA Drive, Calgary T3R1N3

MLS®#: **A2139957**

Area: **Kincora**

Listing Date: **06/11/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **6,669 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached,Garage Door Opener**

Finished Floor Area

Abv Sqft: **2,067**
Low Sqft:
Ttl Sqft: **2,067**

DOM

26
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Unknown**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 14`6"
Kitchen	Main	13`5" x 12`3"
Laundry	Main	6`1" x 10`9"
Bonus Room	Upper	12`0" x 18`3"
Bedroom	Upper	9`1" x 13`5"
4pc Ensuite bath	Upper	9`4" x 8`8"
Living Room	Basement	17`6" x 17`10"

Room	Level	Dimensions
Family Room	Main	13`9" x 18`3"
Dining Room	Main	13`5" x 8`2"
2pc Bathroom	Main	5`3" x 6`4"
Bedroom - Primary	Upper	12`4" x 16`9"
4pc Bathroom	Upper	5`2" x 7`9"
Bedroom	Upper	9`2" x 12`0"
Bedroom	Basement	10`3" x 14`11"

**4pc Bathroom
Furnace/Utility Room**

**Basement
Basement**

**8`3" x 4`11"
8`3" x 9`2"**

Bedroom

Basement

11`2" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0413607

Remarks

Pub Rmks: **Fall in love with this beautiful Jayman built 5 bedrooms TOTAL OF 3000 SQFT LIVING SPACE home in Kincora! Steps to the ravine with extensive walking/biking paths and a playground and shopping just right outside your door! This South facing bright family home is situated on a corner lot with a large fenced backyard. Step into this open concept designed home with a large welcoming foyer with vaulted ceilings/OPEN TO ABOVE CEILINGS Carry on into the large family/living room open to a chefs dream kitchen with a separate formal GUEST ROOM ON MAIN FLOOR. Upstairs find your theatre ready bonus room along with 3 bedrms & master suite with large walk-in closet & ensuite featuring dual sinks, soaker tub and separate shower. In the newly developed basement you will find a third large family room, 2 bedrms, full bathrm and kitchenette.HOUSE COMES WITH SEPRATE ENTRANCE . Your elegant home is finished with Hunter Douglas window coverings and many upgrades such as new carpeting, paint, washer/dryer, fridge and much more!ILLEGAL BASEMENT SUITE**

Inclusions:
Property Listed By: **NONE
TREC The Real Estate Company**

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









