



THE
A-TEAM

**RE/MAX
FIRST**

49 KINCORA GLEN Rise, Calgary T3R 0B4

MLS® #: **A2152417** Area: **Kincora** Listing Date: **07/25/24** List Price: **\$824,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **3,810 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,265**
 Low Sqft:
 Ttl Sqft: **2,265**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Lawn,Greenbelt,No Neighbours Behind,Landscaped,Rectangular Lot

Park Feat:

220 Volt Wiring,Double Garage Attached,In Garage Electric Vehicle Charging Station(s),Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`6" x 14`8"	Entrance	Main	5`9" x 6`0"
Dining Room	Main	9`3" x 12`11"	Living Room	Main	12`11" x 14`6"
Office	Main	9`9" x 9`11"	Bedroom - Primary	Second	13`3" x 15`1"
Bedroom	Second	10`7" x 11`4"	Bedroom	Second	9`5" x 10`5"

Bonus Room
2pc Bathroom
5pc Ensuite bath

Second
Main
Second

12`5" x 18`11"
5`0" x 5`5"
8`7" x 12`11"

Laundry
4pc Bathroom

Second
Second

5`5" x 5`5"
5`5" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0810073

Zoning:
R-1N

Remarks

Pub Rmks:

Location!! Prestigious home with South facing yard & Panoramic View backing onto Ravine & Environmental Reserve! Complete with 9' ceilings in both Main & Basement, hardwood throughout Main floor, knockdown ceilings, pot lights, custom built-in wall units in Family Room & Den/Office, Hunter Douglas blinds .. etc . Open concept main floor Family Room, 3-sided fireplace separating the Dining Room with sliding door to rear decks. Gorgeous kitchen with Granite counter tops, Island & walk-in pantry. Main floor Flex Room / Den with French doors. Oversized Bonus Room with vaulted ceilings & custom built-in work space. Master bedroom with south Ravine view complete with 5 pc Ensuite (his & her vanities, corner tub & separate shower) & large walk-in closet. Other upgrades: (2021) S/S appliances. Water Tank & Softener; & double tiered rear decks and unobstructed view railings. Very high ceilings in insulated Garage, equipped with EV CHARGER! Sunshine basement can easily be converted as a Walk-Up. Easy access to pathway /greenbelt. Close proximity to Sage Hill Plaza (Walmart ,T & T Supermarket).

Inclusions:
Property Listed By:

N/A
eXp Realty

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