



THE
A-TEAM

**RE/MAX
FIRST**

49 KINCORA GLEN Rise, Calgary T3R 0B4

MLS® #: **A2152417**

Area: **Kincora**

Listing Date: **07/25/24**

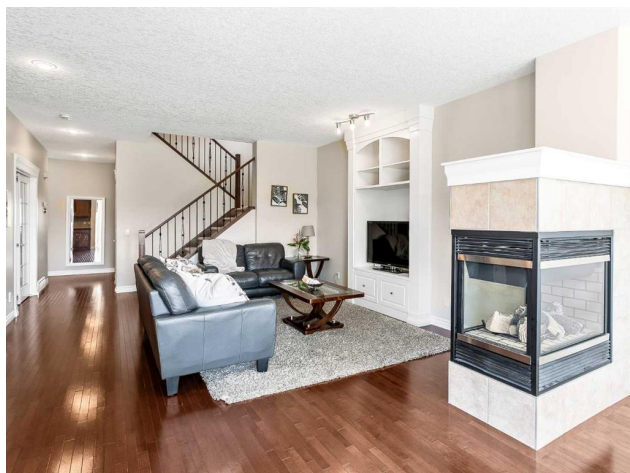
List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Oct**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **2,265**

Low Sqft:

Ttl Sqft: **2,265**

DOM

131

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

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

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
Kitchen	Main	11`6" x 14`8"
Dining Room	Main	9`3" x 12`11"
Office	Main	9`9" x 9`11"
Bedroom	Second	10`7" x 11`4"

Room	Level	Dimensions
Entrance	Main	5`9" x 6`0"
Living Room	Main	12`11" x 14`6"
Bedroom - Primary	Second	13`3" x 15`1"
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 well cared for 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: Scheduled for install of New Roof and Siding this fall. (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

