



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 KINCORA Hill, Calgary T3R 0A8**

MLS® #: **A2153305** Area: **Kincora** Listing Date: **08/01/24** List Price: **\$739,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2007** Abv Sqft: **2,012**  
 Lot Sz Ar: **4,456 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **2,012**

DOM

**48**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Water Source:  
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>12`5" x 5`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`5" x 14`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 10`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 14`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`4" x 7`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`6" x 4`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`11" x 12`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`5" x 5`7"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`5" x 8`8"</b>

**Bedroom  
Bonus Room**

**Second  
Second**

**14`11" x 9`10"  
13`5" x 11`9"**

**Bedroom  
4pc Bathroom**  
Legal/Tax/Financial

**Second  
Second**

**13`7" x 9`10"  
8`5" x 4`11"**

Title:  
**Fee Simple**  
Legal Desc:

**0713905**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Welcome to this stunning home located in the heart of the vibrant community of Kincona. This beautiful front-garage home offers incredible value and charm, well designed to impress with big windows that allows an abundance of natural sunlight. As you step inside you'll be greeted by an inviting open to below area, highlighted the beautiful dark stained hardwood floors. The main floor features a functional kitchen layout with full-height upgraded cabinets. There is also a spacious living room with a fireplace, kitchen with breakfast bar, and a family dining area. This house boasts over 2000 sqft of living area and includes a generous backyard with plenty of room for family activities and outdoor enjoyment. Upstairs, this home offers 3 Bedrooms along with a spacious bonus room. The basement is unfinished, presenting an opportunity for you to develop according to your vision. Located just 5 mins from stoney trail, shaganappi trail, and numerous shopping centres, this home perfectly situated for both convenience and community. Don't miss out on this exceptional opportunity. This vacant home is ready for you to move in and make it your own.**

Inclusions:  
Property Listed By:

**N/A  
Real Estate Professionals Inc.**

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









