



THE
A-TEAM

**RE/MAX
FIRST**

66 KINCORA Landing, Calgary T3R 1L1

MLS®#: **A2154342**

Area: **Kincora**

Listing Date: **07/31/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **6,781 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Street Lighting,Pie Shaped Lot,Views**
Park Feat: **Double Garage Attached**

DOM

49

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer,Washer/Dryer**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`2" x 13`4"
Kitchen	Main	16`0" x 15`11"
Den	Main	10`10" x 9`7"
Bedroom - Primary	Upper	15`10" x 13`9"
Bedroom	Upper	13`11" x 10`10"
Living Room	Lower	16`4" x 13`7"
Bedroom	Lower	21`10" x 17`5"

Room	Level	Dimensions
Family Room	Main	15`4" x 14`1"
Dining Room	Main	12`4" x 12`3"
Laundry	Main	6`9" x 5`9"
Bedroom	Upper	12`2" x 11`1"
Bedroom	Upper	11`1" x 10`11"
Kitchen	Lower	11`7" x 10`6"
5pc Ensuite bath	Upper	0`0" x 0`0"

4pc Bathroom
3pc Bathroom

Upper
Lower

0`0" x 0`0"
0`0" x 0`0"

2pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0310875

Remarks

Pub Rmks:

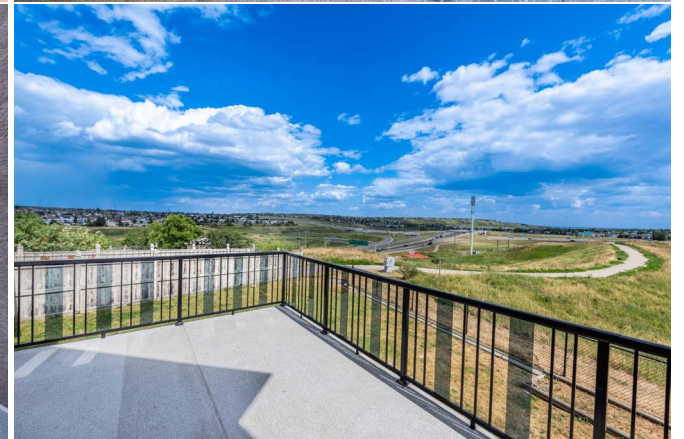
Discover your dream home with this stunning residence, perfectly situated on an expansive large (6700 sqft) lot with a gate for trailer or RV access, featuring top 2 floors of (2413 sqft) plus fully finished walk-out basement (to be legalized) with a separate laundry and separate access to the back, that opens to a serene green space and pond with unobstructed views. Enjoy the convenience of being adjacent to the walking path that leads to the Kincora Bay Playground. This house offers plenty of space for a large family, plus the basement can be rented out as a mortgage helper. This property can be good for investors as well, as this house can generate good rental income to cover the mortgage and utilities. This house boasts high-end finishes inside and out, making it one of the finest property available in the area. The bright main floor and kitchen are adorned with hardwood floors, maple cabinets, new granite countertops, and a corner pantry, creating a space that is sure to impress. Adjacent to the kitchen, a seating area offers southeast-facing views of the pond. Enjoy your morning or evening beverages on the Duradek balcony, complete with its own gas line for your barbeque. The main floor includes comfortable living room and formal dining area, plus spacious family room and nook area, office/den, a laundry room, and a two-piece bathroom. Upstairs, you'll find four bedrooms, including the primary suite, which features excellent views, a luxurious en-suite with a soaker tub, stand-up shower, dual sinks, and a large walk-in closet. The shared bathroom on this level is a four-piece. Recent upgrades include a new roof (2021), kitchen sink, garbage disposal, dishwasher, countertops, an extended balcony, and an extended driveway. The walk-out basement, fully finished in 2023, is designed for recreation, with cork flooring throughout, a three-piece bathroom with a fully tiled shower, ample storage space, and access to the large backyard and covered patio. It includes a new one-bedroom suite with plenty of room and the potential to add another bedroom. Additional features include air conditioning, a stucco exterior, and a partially insulated double attached garage. All amenities are close by CO-OP and shopping plaza is 2 minutes away from the house, Walmart shopping center 5 minutes and Home Depot and Canadian tire 10 minutes away. Quick Access to stony trail and the Highways. Safe and quiet neighborhood good for the family, this home is a must-see. Please call to book your viewings.

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

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













66 Kincora Landing NW, Calgary, AB

Main Building Total Exterior Area Above Grade 2415.77 sq ft



66 Kincora Landing NW, Calgary, AB

Main Floor Exterior Area 1243.26 sq ft

Excluded Area 326.60 sq ft



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1st Floor Exterior Area 1172.51 sq ft

Excluded Area 65.58 sq ft



66 Kincora Landing NW, Calgary, AB

Basement (Below Grade) Exterior Area 1210.11 sq ft

