



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**400 KINCORA GLEN Rise, Calgary T3R 0B4**

MLS®#: **A2157401**

Area: **Kincora**

Listing Date: **08/13/24**

List Price: **\$749,900**

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: **3,993 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,889**  
Low Sqft:  
Ttl Sqft: **1,889**

DOM

**36**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Lawn,Low Maintenance Landscape,Landscaped,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Soaking Tub,Suspended Ceiling,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Laundry</b>	<b>Main</b>	<b>6`7" x 6`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`0" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`3" x 12`1"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>8`2" x 8`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 9`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 9`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`9" x 8`11"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`2" x 7`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 13`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 9`2"</b>
<b>Family Room</b>	<b>Second</b>	<b>13`0" x 16`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 7`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`5" x 11`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`6" x 8`0"</b>

**Other Office**                      **Basement**                      **5`9" x 8`2"**                      **Game Room**                      **Basement**                      **29`11" x 12`5"**  
**Basement**                      **16`4" x 10`6"**  
Legal/Tax/Financial

Title:                                      Zoning:  
**Fee Simple**                                      **R-1N**  
Legal Desc:                      **0810073**

Remarks

Pub Rmks:                      **OVER 2600 SQFT LIVEABLE SPACE, 3 BEDS, 2.5 BATH, 2 CAR GARAGE, FENCED BACK YARD, DECK/GAZEBO - PERFECT FOR A FIRST TIME HOME BUYER - UPDATED FINISHING WITH AN ELEGANT DESIGN - This home begins with a 2 CAR ATTACHED GARAGE that leads to your LAUNDRY room and 2PC bath. An OPEN to ABOVE foyer leads into a large dining room, living room, kitchen and breakfast nook. The kitchen is fully equipped with all STAINLESS STEEL APPLIANCES and a bar style island. The living room has a fireplace to warm the space and large windows bring in a lot of natural light. The breakfast nook leads to the DECK with accent fencing and a gazebo. A FENCED well manicured backyard with a few trees makes this a perfect family home. The upper level is complete with 3 bedrooms, 2 bathrooms and a family room. 1 bedroom is the primary 4PC ensuite with soak tub and walk in closet. The basement has a large office space which can be used as an ADDITIONAL BEDROOM, a large rec room and additional storage space. The unfinished room in the basement is a BATHROOM with ALL ROUGH-INS in place. (HOA includes - maintains all the green spaces and lanes, gardens around Kinchora. They also put on events for Easter, Stampede, Christmas. They have a skating rink set up all winter and do lots of winter events by the church a few blocks away and are planning on building a community recreation center in the next couple years)**

Inclusions:                      **Gazebo, All blinds and curtains**  
Property Listed By:                      **Real Broker**

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