



THE
A-TEAM

**RE/MAX
FIRST**

95 KINCORA GLEN Green, Calgary T3R0C1

MLS®#: **A2157957**

Area: **Kincora**

Listing Date: **08/15/24**

List Price: **\$739,900**

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: **3,379 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,936**
Low Sqft:
Ttl Sqft: **1,936**

DOM

34
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 12`7"
Dining Room	Main	10`3" x 10`1"
2pc Bathroom	Main	9`2" x 3`7"
4pc Ensuite bath	Upper	9`2" x 8`3"
Bedroom	Upper	11`1" x 10`0"
4pc Bathroom	Upper	8`7" x 6`2"

Room	Level	Dimensions
Living Room	Main	17`8" x 12`11"
Mud Room	Main	10`1" x 9`2"
Bedroom - Primary	Upper	14`10" x 13`5"
Bedroom	Upper	11`2" x 9`11"
Bonus Room	Upper	18`0" x 14`6"
Laundry	Upper	7`7" x 6`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0910859

Remarks

Pub Rmks:

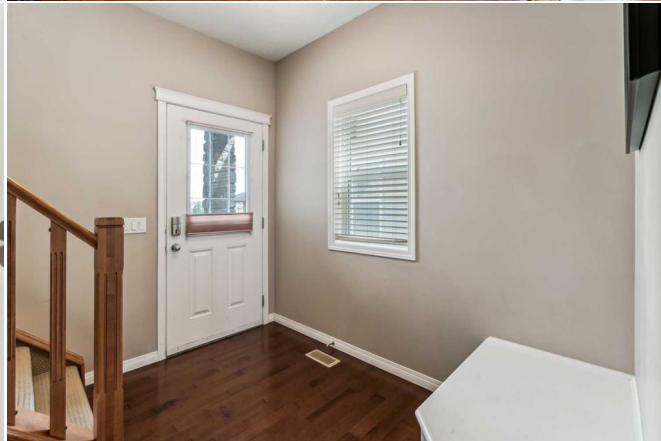
Come and see this fantastic 1936 sq ft two storey home with double attached garage in the desirable North West community of Kincora. Open concept main floor with spacious living room with modern gas fireplace, kitchen with corner pantry, raised breakfast bar and dining area (access through sliding patio door to the west facing rear yard and deck). Hardwood floors throughout, 9 foot ceilings and knockdown are ideal upgrades. Upper level has three good sized bedrooms and a bright bonus room. Large primary bedroom with walk in closet, four piece ensuite with soaker tub and separate shower. Undeveloped basement with two windows and washroom rough in is waiting for your future plans. Ideally situated close to all kinds of shopping, close to Stoney Trail and in a great community with plenty of walking paths. View this property today!

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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









95 Kincora Glen Green NW, Calgary, AB

Main Floor Exterior Area 827.00 sq ft
Interior Area 793.74 sq ft
Excluded Area 407.46 sq ft



PREPARED: 2024/05/14

White regions are excluded from total floor area in GSJDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

95 Kincora Glen Green NW, Calgary, AB

2nd Floor Exterior Area 1115.38 sq ft
Interior Area 1041.98 sq ft



PREPARED: 2024/05/14

White regions are excluded from total floor area in GSJDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.