



THE
A-TEAM

**RE/MAX
FIRST**

58 KINCORA Manor, Calgary T3R 1N8

MLS®#: **A2160610**

Area: **Kincora**

Listing Date: **09/06/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,176 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,844**
Low Sqft:
Ttl Sqft: **1,844**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Quartz Counters, Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	9`5" x 5`11"
Laundry	Main	5`8" x 6`6"
Dining Room	Main	8`8" x 10`5"
Bonus Room	Upper	11`7" x 17`11"
Bedroom	Upper	12`4" x 8`2"
4pc Bathroom	Upper	4`11" x 8`8"

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 4`11"
Kitchen	Main	9`8" x 13`0"
Living Room	Main	18`3" x 13`9"
Bedroom	Upper	8`11" x 9`4"
Bedroom - Primary	Upper	12`11" x 12`11"
5pc Ensuite bath	Upper	8`4" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610563

Zoning:
R-1N

Remarks

Pub Rmks:

Located on a very quiet street, this home sits across from residences that back onto the natural ravines and scenic walking paths of the Kincora area. Spacious 1844 sq ft open-plan home, naturally bright from the expansive East facing windows at the back, with notable interior features such as engineered hardwood floors throughout the main floor, plush white carpet, marble quartz countertops in the kitchen and all bathrooms, and Carrera marble-inspired porcelain tile in the ensuite bathrooms. Designer lighting, pot lights throughout, custom window coverings, and central air conditioning add to the home's appeal. Large great room boasts a gas fireplace with a herringbone tile surround adding a warm ambience to the modern design of this well-maintained, turnkey home. The kitchen boasts two-tone cabinetry with white shaker-style uppers and navy blue lowers, accented by gold handles, ample counter space and plenty of storage in the pantry. Open to the kitchen and living room is the dining area that has patio doors leading to the sun-filled backyard. Convenient main floor laundry. Upstairs, you'll find a large bonus room, a primary bedroom with a 5-piece ensuite, two additional bedrooms, and a 4-piece main bathroom. The lower level remains undeveloped, offering you a blank canvas for future expansion. The garage is insulated, drywalled, and heated. Outside, there's a large deck and yard with a hot tub pad (tub not included), ideal for creating your backyard oasis. Fully fenced backyard is huge offering lots of room for you to create a space where your family can have fun and relax in. Enjoy the ease of quick access to local shopping and major traffic routes. Property was a former Remediated Grow-Op in 2008.

Inclusions:

Gas Line To BBQ

Property Listed By:

Real Estate Professionals Inc.

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