



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 KINCORA Street, Calgary T3R 0N4**

MLS®#: **A2161961**      Area: **Kincora**      Listing Date: **09/01/24**      List Price: **\$798,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **3,670 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,029**  
 Low Sqft:  
 Ttl Sqft: **2,029**

DOM

**17**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Fire Pit**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Water Purifier,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`7" x 10`8"	Dining Room	Main	12`4" x 10`4"
Living Room	Main	13`11" x 11`6"	Mud Room	Main	7`7" x 7`4"
Kitchen	Basement	10`3" x 9`11"	Family Room	Basement	13`7" x 13`1"
Bonus Room	Second	13`6" x 11`9"	Laundry	Second	8`4" x 6`1"
Furnace/Utility Room	Basement	21`6" x 8`7"	Bedroom - Primary	Second	17`11" x 14`0"
Bedroom	Second	9`11" x 9`11"	Bedroom	Second	11`7" x 10`7"

**Bedroom**  
**4pc Bathroom**  
**4pc Bathroom**

**Second**  
**Second**  
**Basement**

**9`11" x 9`5"**  
**8`4" x 5`2"**  
**8`3" x 4`11"**

**2pc Bathroom**  
**4pc Ensuite bath**

**Main**  
**Second**

**4`9" x 4`9"**  
**9`0" x 8`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1113462**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Welcome to this exceptional two-storey air-conditioned gem, nestled in the serene community of Kincora. Offering over 2,750 square feet of meticulously maintained living space, this one-of-a-kind home exudes both charm and comfort. Lovingly cared for, this residence is a true standout in the neighborhood, boasting an array of distinguishing features. One of the most impressive aspects of this home is the fully developed walkout basement, finished by the builder. Complete with a finely appointed kitchenette and laundry facilities, it's perfect for separate family living. The basement's luxurious atmosphere is further enhanced by its 9-foot ceilings, knockdown texture, and elegant granite countertops. The heart of the home, the sophisticated kitchen, is designed to impress. It features an expansive island, extended granite countertops and hardwood floors, upgraded stainless steel appliances including a gas range, and a large walk-in pantry. The spacious dining area is ideal for hosting gatherings and flows seamlessly into the inviting living room, which boasts a modern gas fireplace with a stylish tile surround. The main floor continues to impress with its 9-foot ceilings, knockdown texture, and hardwood and tile floors, creating a seamless blend of style and function. An impressive maple staircase leads to the upper floor, where a central bonus room provides additional privacy, making it perfect for entertainment or a home office. The primary retreat is a private sanctuary, offering a spacious layout with an ensuite that features a large soaker tub, a separate shower, and a walk-in closet. Two additional well-sized bedrooms, each with large windows, provide comfort and space. For added convenience, the upper level also includes a laundry room. Outdoor living is equally impressive with a sizeable deck that offers stairs leading down to a beautiful backyard, perfect for outdoor entertaining, the backyard features a cozy fire pit and a new hardening ground, ideal for enjoying chilly summer evenings. Located with easy access to major routes such as Stoney Trail, Shaganappi, and Sarcee Trail, this home offers quick commutes to nearby shopping plazas including Creekside, Sage Hill, and Beacon Hill. Essential amenities like Walmart, Costco, T&T, medical facilities, and restaurants are all within a 5-10 minute drive. Additional features include a 240-volt panel for EV charging, a new air conditioner, a new water softener with a dechlorinator, and extensive concrete work around the property, offering the perfect blend of comfort and convenience. This is not just a house; it's a home that has been thoughtfully designed and meticulously maintained for modern living. Don't miss the opportunity to make this magnificent property your own!**

Inclusions:  
Property Listed By:

**none**  
**CIR Realty**

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