



THE
A-TEAM

**RE/MAX
FIRST**

155 KINCORA Manor, Calgary T3R 1N7

MLS®#: **A2162403**

Area: **Kincora**

Listing Date: **09/03/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,578**
Low Sqft:
Ttl Sqft: **1,578**

Lot Information

Lot Sz Ar: **7,470 sqft**
Lot Shape:

DOM

15
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **5 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Triangular Lot,City Lot,Corner Lot,Fruit Trees/Shrub(s),Few Trees,Gazebo,Front Yard,Lawn,Garden,Irregular Lot,Landscaped,Level,Street Lighting,Underground Sprinklers,Pie Shaped Lot,Private**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dog Run,Garden,Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Crown Molding,High Ceilings,Laminate Counters,No Smoking Home,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`0" x 10`1"
Pantry	Main	3`10" x 3`11"
4pc Ensuite bath	Main	12`8" x 8`10"
4pc Bathroom	Upper	8`6" x 4`10"
Bedroom	Upper	12`3" x 10`2"
Mud Room	Lower	5`5" x 5`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`2" x 13`11"
Bedroom - Primary	Main	14`5" x 12`8"
Walk-In Closet	Main	7`1" x 4`11"
Bedroom	Upper	12`11" x 10`5"
Living Room	Lower	12`5" x 11`7"
Laundry	Lower	5`8" x 8`0"

Other
4pc Bathroom
Other

Lower
Lower
Basement

26`0" x 15`6"
7`10" x 4`11"
11`2" x 10`5"

Bedroom
Den
Flex Space
Legal/Tax/Financial

Lower
Lower
Basement

13`0" x 10`0"
10`6" x 6`10"
14`4" x 11`5"

Title:
Fee Simple
Legal Desc:

0610563

Zoning:
R-1N

Remarks

Pub Rmks:

Visit REALTOR® website for more information. This unique 5 level-split WALKOUT is on a Massive Pie-Shaped lot and has 2489sqft of finished space. Expansive vaulted ceilings & open concept. Step up to the sizeable kitchen, tons of cabinet & counter space & walk-in pantry. A South Facing 10x16' deck is off the Kitchen. The MB is also on this level with a full bath/separate shower & walk-in closet. Next level up, 2 lrg bdrms and another 4pc bath.3rd level has 4th bdrm, Rec Room and separate entrance to 28x16 brick patio, Gazebo & Huge South Facing Yard. 3rdlevel also has a gas fireplace, perfect for family movie nights. This walkout level is roughed in for a wet bar and could be Suited. The lowest level features a Flex Space, Office? Media / Games room? One of the Largest South lots in Kincora, additionally there is an 8x12' shed,18x18' paver's and a 24x22 garage (29522263)

Inclusions:
Property Listed By:

**Gazebo, shed, central vacuum cannister, 2xgarage door openers
PG Direct Realty Ltd.**

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





