



THE
A-TEAM

**RE/MAX
FIRST**

135 KINCORA Drive, Calgary T3R 1L5

MLS® #: **A2163833**

Area: **Kincora**

Listing Date: **09/07/24**

List Price: **\$799,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **5,209 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,358**
Low Sqft:
Ttl Sqft: **2,358**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`3"	Breakfast Nook	Main	13`3" x 8`9"
Dining Room	Main	12`9" x 10`9"	Foyer	Main	5`7" x 8`1"
Kitchen	Main	13`11" x 13`7"	Laundry	Main	13`10" x 6`2"
Living Room	Main	16`1" x 12`8"	4pc Bathroom	Upper	9`10" x 5`0"
4pc Ensuite bath	Upper	10`8" x 21`11"	Bedroom	Upper	10`8" x 14`1"

Bedroom
Bedroom - Primary
Bedroom

Upper
Upper
Basement

13`9" x 13`5"
15`1" x 16`11"
13`6" x 12`2"

Bonus Room
3pc Bathroom
Game Room

Legal/Tax/Financial

Upper
Basement
Basement

16`1" x 12`2"
8`11" x 5`9"
25`11" x 15`2"

Title:
Fee Simple
Legal Desc:

0313031

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to your new home, nestled in the sought-after community of Kincora! This home boasts 4 bedrooms and 3.5 baths, encompassing over 3200 square feet of living space. As you enter you will fall in love with an open concept floor plan that features 9'ceiling, expansive windows, and spacious living room with a beautiful fireplace. The kitchen has stainless steel appliances, gas stove ,granite countertops and a centre island that is perfect for entertaining. Venture further into the upper floor and discover a versatile BONUS ROOM, poised to accommodate your unique lifestyle needs. Whether it becomes a cozy reading nook, a vibrant play area, or a serene yoga studio, the possibilities are endless. The thoughtfully designed upper floor boasts a decadent master bedroom with spa-like en-suite with dual sink and large walk-in closet. Accompanying the master retreat are three additional bedrooms, each thoughtfully appointed to offer privacy and comfort. Bathed in natural light, these rooms serve as tranquil havens for relaxation and rest. Kincora is more than just a neighbourhood; it's a vibrant community filled with friendly faces and endless opportunities for adventure. This home comes complete with a FULLY FINISHED basement with a good sized bedroom ,full bathroom, and a family room, perfect for making memories or a spot to relax and watch your favourite movie. BONUS FEATURE: Central Air Conditioning unit so no more sweaty nights or sticky afternoons. A great community to raise your family ,close to school, park, playground, shopping and other amenities. Easy access to major roads. *VIRTUAL TOUR AVAILABLE*****

Inclusions:
Property Listed By:

None
Royal LePage Benchmark

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













