



THE
A-TEAM

**RE/MAX
FIRST**

400 KINCORA GLEN Rise, Calgary T3R 0B4

MLS®#: **A2167280**

Area: **Kincora**

Listing Date: **09/19/24**

List Price: **\$729,900**

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: **3,993 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,889**

Low Sqft:

Ttl Sqft: **1,889**

DOM

0

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Lawn,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile,Vinyl Plank

Water Source:

Poured Concrete

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **Ceiling Fan(s),Soaking Tub,Suspended Ceiling,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	6`7" x 6`1"	2pc Bathroom	Main	3`2" x 7`5"
Foyer	Main	13`0" x 8`0"	Dining Room	Main	13`2" x 13`1"
Living Room	Main	17`3" x 12`1"	Kitchen	Main	10`9" x 9`2"
Breakfast Nook	Main	8`2" x 8`11"	Family Room	Second	13`0" x 16`0"
Bedroom	Second	12`10" x 9`0"	4pc Bathroom	Second	8`3" x 7`3"
Bedroom	Second	12`9" x 9`0"	Bedroom - Primary	Second	15`5" x 11`8"
4pc Ensuite bath	Second	8`9" x 8`11"	Furnace/Utility Room	Basement	12`6" x 8`0"

Other Office	Basement Basement	5`9" x 8`2" 16`4" x 10`6"	Game Room	Basement	29`11" x 12`5"
Legal/Tax/Financial					

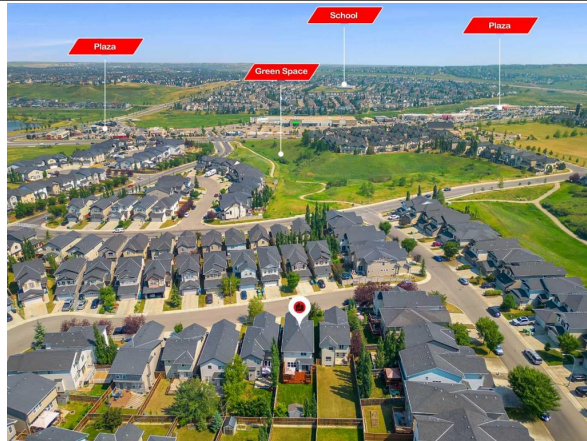
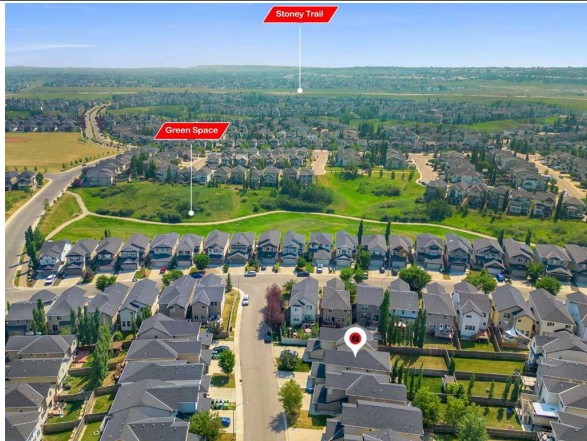
Title: Fee Simple	Zoning: R-1N				
Legal Desc:	0810073	Remarks			

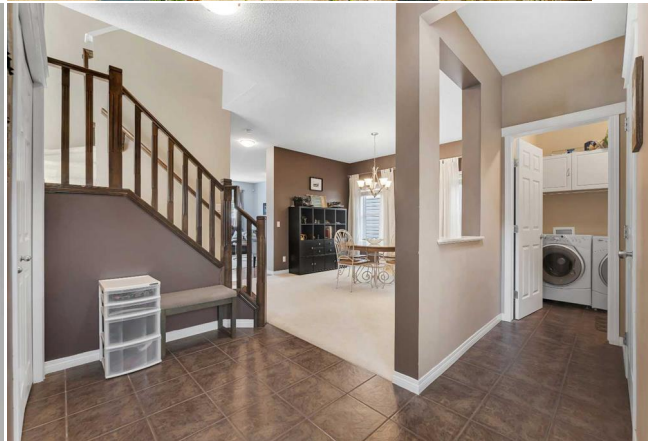
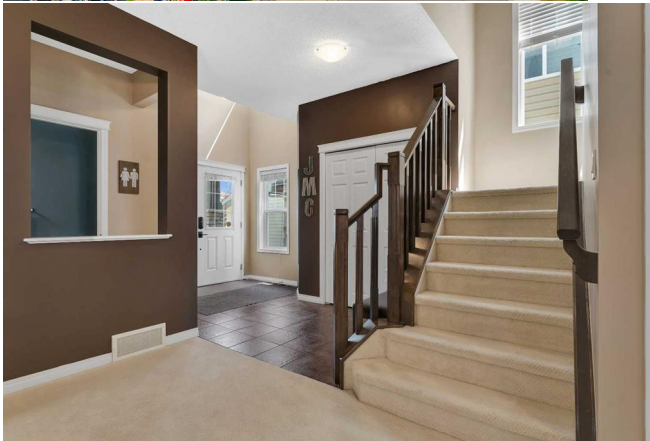
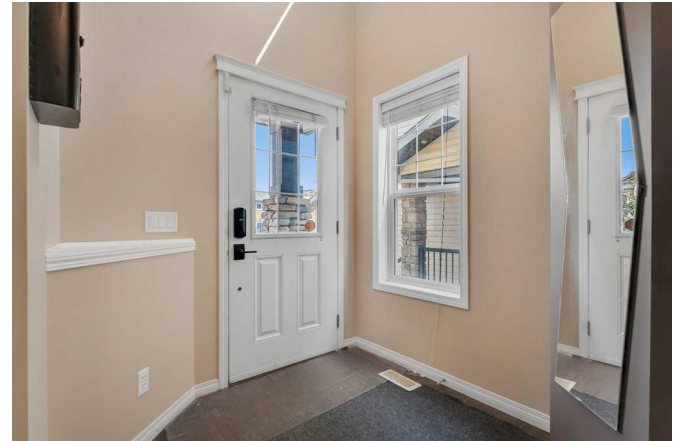
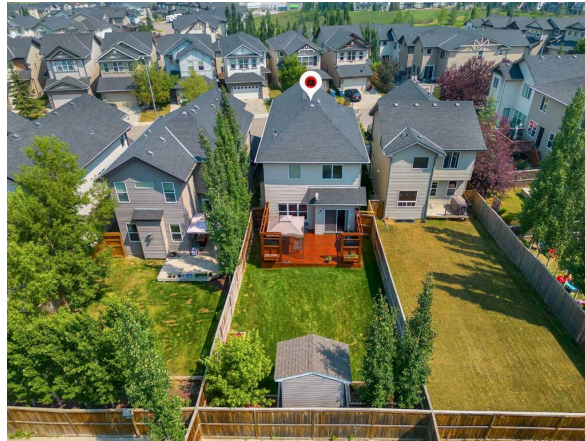
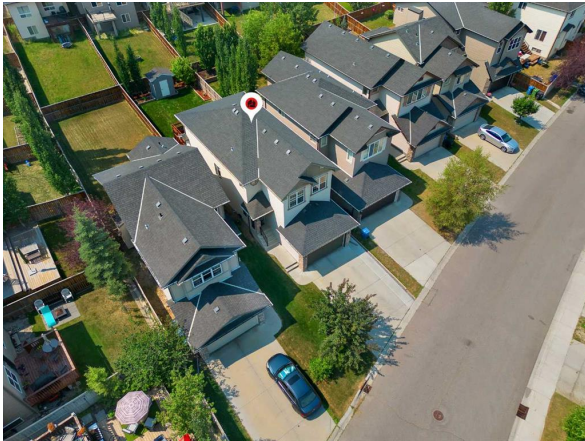
Pub Rmks: **OVER 2600 SQFT LIVEABLE SPACE, 3 BEDS, 2.5 BATH, 2 CAR GARAGE, FENCED BACK YARD, DECK/GAZEBO - PERFECT FOR A FIRST TIME HOME BUYER - UPDATED FINISHING WITH AN ELEGANT DESIGN - This home begins with a 2 CAR ATTACHED GARAGE that leads to your LAUNDRY room and 2PC bath. An OPEN to ABOVE foyer leads into a large dining room, living room, kitchen and breakfast nook. The kitchen is fully equipped with all STAINLESS STEEL APPLIANCES and a bar style island. The living room has a fireplace to warm the space and large windows bring in a lot of natural light. The breakfast nook leads to the DECK with accent fencing and a gazebo. A FENCED well manicured backyard with a few trees makes this a perfect family home. The upper level is complete with 3 bedrooms, 2 bathrooms and a family room. 1 bedroom is the primary 4PC ensuite with soak tub and walk in closet. The basement has a large office space which can be used as an ADDITIONAL BEDROOM, a large rec room and additional storage space. The unfinished room in the basement is a BATHROOM with ALL ROUGH-INS in place. (HOA includes - maintains all the green spaces and lanes, gardens around Kinchora. They also put on events for Easter, Stampede, Christmas. They have a skating rink set up all winter and do lots of winter events by the church a few blocks away and are planning on building a community recreation center in the next couple years)**

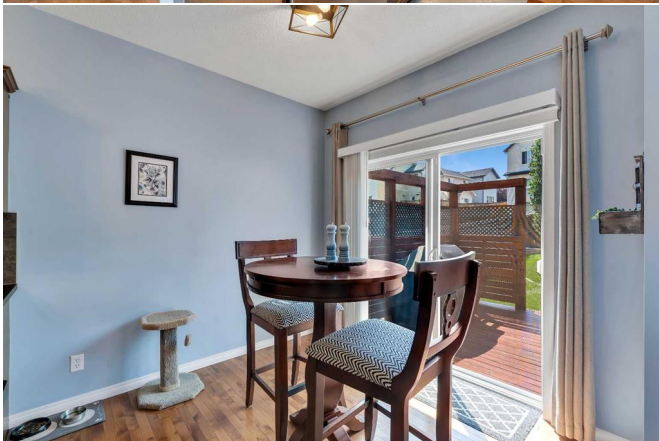
Inclusions: **Gazebo, All blinds and curtains**

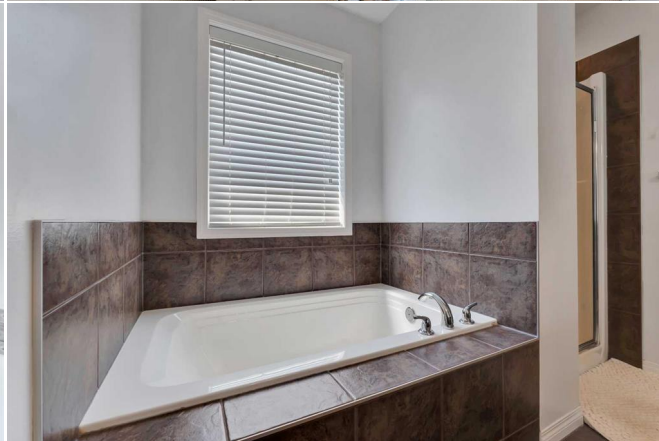
Property Listed By: **Real Broker**

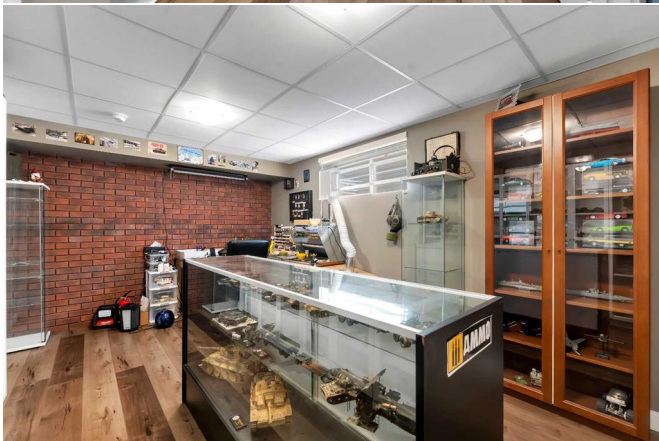
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

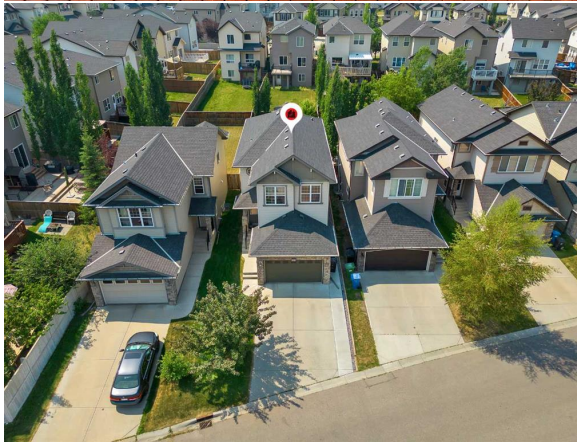
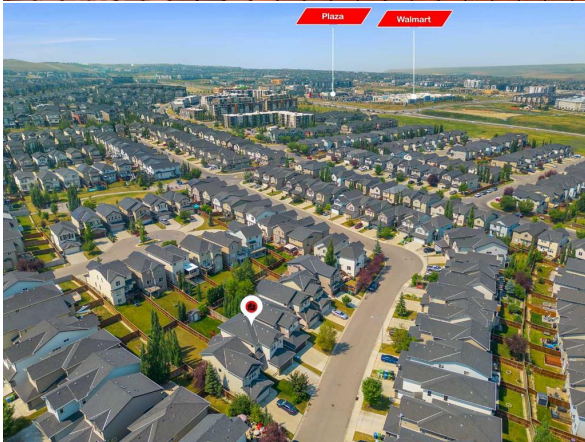
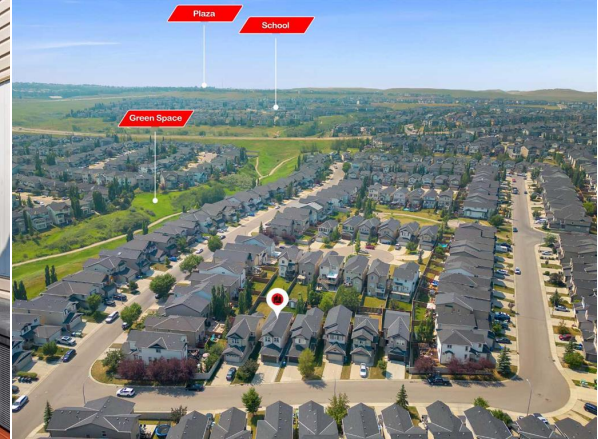












400 Kincora Glen Rise NW, Calgary, AB

Main Floor: Exterior Area 879.56 sq ft
Interior Area 822.23 sq ft
Excluded Area 351.00 sq ft



PREPARED: 2024/07/26



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

400 Kincora Glen Rise NW, Calgary, AB

1st Floor: Exterior Area 1003.46 sq ft
Interior Area 926.83 sq ft
Excluded Area 27.56 sq ft



PREPARED: 2024/07/26



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400 Kincora Glen Rise NW, Calgary, AB

Basement (Below Grade): Exterior Area 500.00 sq ft
Interior Area 220.26 sq ft



PREPARED: 2024/07/26



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