



THE
A-TEAM

**RE/MAX
FIRST**

29 KINCORA Street, Calgary T3R 0N4

MLS® #: **A2169428**

Area: **Kincora**

Listing Date: **09/30/24**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,756 sqft**
Lot Shape:

Access:

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

DOM

22
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame, Wood Siding**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Bookcases, High Ceilings, No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 13`9"
Dining Room	Main	13`9" x 10`5"
Bonus Room	Upper	14`5" x 13`9"
Game Room	Basement	13`7" x 13`0"
Bedroom - Primary	Upper	14`4" x 13`11"
Bedroom	Upper	11`2" x 9`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`1" x 11`7"
Office	Upper	5`2" x 4`7"
Family Room	Main	11`10" x 10`9"
Laundry	Upper	10`2" x 5`2"
Bedroom	Upper	11`2" x 9`8"
Bedroom	Upper	9`11" x 10`0"

Bedroom
Other
2pc Bathroom
5pc Bathroom

Basement
Basement
Main
Second

12`1" x 12`0"
14`0" x 13`4"

Furnace/Utility Room
Den
4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Basement
Basement
Lower
Second

16`10" x 10`2"
13`5" x 9`8"

Title:
Fee Simple
Legal Desc:

1113462

Zoning:
R-1N

Remarks

Pub Rmks:

Original owners! Cental A/C & freshly re-painted! Welcome home to this contmporary & well kept family home with over 3,373 sq ft of developed living space, 5 bedrooms & a den which could be used as the 6th bedroom, 3.5 baths, 2 car attached garage & a fully finished basement. Located just minutes to public transportation, shopping, restaurants & easy access to nearby major road arteries, this home is perfect for a large or growing family. The upper level features a large bonus room between the primary bedroom & the other 3 bedrooms for privacy. The master suite comes w/ a 5 piece ensuite & walk-in closet. Also on this level is a walk-in linen closet & the laundry room. The main level is an open concept w/ a flex/living room, guest bath, large mud room, great room & a large kitchen w/ dark cabinetry, center island w/ granite counter top, walk-tru pantry & upgraded stainless steel appliances. The finished basement has the 5th bedroom, den, full bath & the utility room w/ tons of storage space. This is truly a great place to call home, so call to view today & don't miss out of this excellent opportunity!

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Mountain View)

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









