



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 KINCORA Place, Calgary T3R1K6**

MLS®#: **A2171617**

Area: **Kincora**

Listing Date: **10/27/24**

List Price: **\$739,000**

Status: **Pending**

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: **5,554 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,869**

Low Sqft:

Ttl Sqft: **1,869**

DOM

**24**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Gentle Sloping,Greenbelt,No Neighbours Behind  
Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Geothermal,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Private Yard**

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

Kitchen Appl: **Built-In Electric Range,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer**  
Int Feat: **Built-in Features**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`6" x 8`8"
Dining Room	Main	9`0" x 11`7"
Laundry	Main	7`2" x 11`10"
Bedroom	Second	12`2" x 13`2"
Loft	Second	5`10" x 5`8"
Family Room	Lower	15`5" x 18`7"
Furnace/Utility Room	Lower	6`4" x 22`7"

Room	Level	Dimensions
Living Room	Main	13`4" x 14`6"
Kitchen	Main	9`0" x 16`8"
Bedroom - Primary	Second	11`3" x 112`4"
Bedroom	Second	11`2" x 11`2"
Bedroom	Lower	10`0" x 11`6"
Den	Lower	7`8" x 8`0"
2pc Bathroom	Main	5`0" x 5`8"

4pc Ensuite bath  
4pc Bathroom

Upper  
Lower

9`4" x 13`5"  
4`9" x 11`6"

4pc Bathroom

Upper

4`11" x 10`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0310844**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Situated on a quiet cul-de-sac. Backing on to a ravine and green space this location is perfect for the walkers to enjoy many long walks out your back yard. This home is situated so one gets tons of natural light coming in from this west back yard. There is a walkway to the ravine right beside the house. Don't worry if all this natural sun makes the home a bit to warm in the hot summer months ! You have air conditioning as well ! The 2 story foyer has a ceramic tile floor and a built in deacons bench conveniently located so you can sit to put on your boots! The entryway opens up to the second floor for added elegance and brightness. The kitchen has an enormous stainless steel island with a double sink, stainless steel appliances and loads of storage. Plenty of storage with all the kitchen drawers and cabinets. There are built in shelves for wine and spices. The fridge has the external water supply for easy access to a fresh drink. Just off the kitchen is a spacious eating area which shares a 3 sided gas fireplace with the family living room. The large windows bring in a ton of natural light from the west. There is a handy 2-piece powder room just off the living area on the main floor. The laundry room is situated next to the double garage with area for a mud room, with built in cupboards and shelving, plus a large closet. As you go upstairs, you will first notice a handy office/desk area with more built-in shelves. The primary bedroom again has those big windows to make it bright and airy. Enjoy the ravine view. The master ensuite has a gorgeous soaker tub, shower stall, vanity and separate toilet. The large walk in closet will hold all your clothes. There is also a window in the closet, which is a plus, so finding that perfect outfit is easy! There are two more good sized bedrooms, both full of light, a linen closet and a full 4-piece bathroom upstairs. The basement is partially developed with a full 4 piece bathroom. There is also a large bedroom. The massive storage system, in the undeveloped family room area, has sliding doors, handy to store everything you need to store! The rest of the basement is ready for your development. The very sunny, west facing back yard has a huge dura-deck with gas hookup for a barbeque. A handy greenhouse extends your growing season for your veggies and flowers. An arbor around the side of the home has trailing vines already planted. There is a lovely little garden area too. For the buyer that wants a garden, you will love this yard. Walk out directly to the green space and ravine areas. Location ! location ! There is a new real property report available. This house has it all. Extremely quick access to Stoney Trail, schools and Creekside shopping centre, yet in a quiet cul-de-sac. It is wired for speakers, and is roughed in for vacu-flo. The home has new shingles on the roof. Very bright ravine-view home, perfect for a family. Ready for immediate possession!!**

Inclusions:  
Property Listed By:

**window coverings, shed, greenhouse, wardrobe in basement  
CIR Realty**

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

























