



THE
A-TEAM

**RE/MAX
FIRST**

140 KINLEA Link, Calgary T3R0C2

MLS®#: **A2173117**

Area: **Kincora**

Listing Date: **10/16/24**

List Price: **\$779,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 01-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**
Lot Information
Lot Sz Ar: **5,360 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,303**
Low Sqft:
Ttl Sqft: **2,303**

DOM

48
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,Lawn,Low Maintenance Landscape,Landscaped,Level,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`6" x 12`8"
Dining Room	Main	12`11" x 9`4"
Office	Main	10`0" x 9`8"
5pc Ensuite bath	Upper	12`11" x 12`11"
Bedroom	Upper	10`4" x 9`7"
4pc Bathroom	Upper	9`7" x 5`5"
Bonus Room	Upper	18`11" x 16`2"
Walk-In Closet	Basement	7`0" x 5`2"
4pc Bathroom	Basement	8`1" x 4`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`7" x 11`5"
2pc Bathroom	Main	5`5" x 4`10"
Bedroom	Upper	14`11" x 13`2"
Walk-In Closet	Upper	5`10" x 5`0"
Bedroom	Upper	13`3" x 11`1"
Laundry	Upper	9`11" x 6`4"
Bedroom	Basement	11`6" x 9`9"
Walk-In Closet	Basement	8`1" x 4`10"

Title:
Fee Simple
Legal Desc:

0910715

Zoning:
R-G

Remarks

Pub Rmks: **((PRICE IMPROVEMENT)) NEW APPLIANCES & FULL REPAIRS JUST COMPLETED!** Boasting one of the **LARGEST LOTS IN KINCORA** and a **FULLY DEVELOPED LIVING SPACE** with nearly 3,000 sqft, here is the large family home you have been looking for! The expansive main floor offers an updated kitchen with **NEW APPLIANCES, STONE COUNTERTOPS** and **LOADS OF NATURAL LIGHT** from the bank of SW windows. There is a main floor office/den for all of your work from home needs or as a private study area with french doors, perfect for keeping your eye on the young students of the home! Moving up to the upper level, the master bedroom is spacious and provides a welcome retreat for the Lord and Lady of the home. The large 5 piece ensuite bath boasts a **LARGE SOAKER TUB**, dedicated shower, **DUAL VANITIES** and the all important walk in closet. A large bonus room provides ample space for relaxing or as a flex space as needed. There are 2 more large bedrooms and a 4 piece bath for the kids! Heading to the fully developed basement this space is perfect for the young adults or guests with space for watching movies and entertaining friends. The private oversized pie lot benefits from the SW exposure with loads of year round sunlight and due to its shape privacy that is hard to compete with. The double attached garage provides storage and convenience. Across the street there is a convenient tot-park complete with a playground! The combination of a **PRIME LOCATION, OVERSIZED PRIVATE LOT** and close proximity to the **PARK** make this property a rarity in this segment! The nearby shopping area boasts everything you could need and is only a quick stroll from the property. Kincora is conveniently located a few minutes from the Ring Road providing quick access to anywhere in the city. Book a private showing today!

Inclusions: **None**
Property Listed By: **2% Realty**

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











