



THE
A-TEAM

**RE/MAX
FIRST**

71 KINCORA View, Calgary T3R 1M4

MLS®#: **A2173704**

Area: **Kincora**

Listing Date: **10/17/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area
Abv Sqft: **3,064**
Low Sqft:
Ttl Sqft: **3,064**

DOM

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

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Granite Counters,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`7" x 11`8"
Dining Room	Main	12`0" x 11`3"
Foyer	Main	7`11" x 7`9"
Mud Room	Main	8`9" x 7`1"
Bonus Room	Second	15`11" x 15`11"
6pc Ensuite bath	Second	12`6" x 10`1"
Bedroom	Second	17`6" x 11`8"

Room	Level	Dimensions
Kitchen	Main	16`2" x 13`3"
Family Room	Main	15`2" x 15`0"
Office	Main	14`10" x 9`11"
2pc Bathroom	Main	5`4" x 4`8"
Bedroom - Primary	Second	15`9" x 13`3"
Bedroom	Second	13`6" x 9`3"
Bedroom	Second	13`1" x 12`3"

4pc Bathroom	Second	7`9" x 4`11"	Kitchen	Lower	15`4" x 13`0"
Game Room	Lower	25`1" x 15`2"	Bedroom	Lower	13`1" x 11`2"
Storage	Lower	12`7" x 3`11"	Mud Room	Lower	10`5" x 4`5"
4pc Bathroom	Lower	12`7" x 5`10"	Cold Room/Cellar	Lower	10`7" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0410535**

Zoning:
R-G

Remarks

Pub Rmks: **Discover the largest and finest home available in the highly sought-after Kincora neighbourhood. This exceptional property backs onto a picturesque walking and biking path through a serene ravine, offering an inviting natural backdrop for your daily adventures. As you enter, you'll be captivated by the craftsmanship and attention to detail evident throughout the home. Custom cabinetry and built-ins enhance the elegance of every room, while granite countertops and luxurious tile and hardwood flooring set a sophisticated tone. The kitchen features top-of-the-line appliances, making it a chef's dream. The spacious master bedroom suite provides a private oasis, complete with an elegant ensuite and a generous walk-in closet. Three additional large bedrooms offer ample space for family or guests, while a bonus room adds versatility for entertaining or relaxation. Cozy up by one of the three elegant fireplaces that grace this home, adding warmth and charm to your living spaces. The fully finished basement includes a mother-in-law suite, ideal for extended family or guests, providing privacy and comfort. You'll appreciate the large garage and the abundance of natural light from the large, south-facing windows that brighten the home and provide excellent views. Step outside to enjoy your fully landscaped backyard, perfect for outdoor gatherings and relaxation. The stamped and exposed concrete driveway, sidewalks, and patio add a touch of sophistication to the exterior, featuring beautiful stone and stucco finishes. Conveniently located just three minutes from Creekside Shopping Centre, this home offers easy access to all your essential needs. Don't miss out on the opportunity to own this spectacular property—schedule your showing today.**

Inclusions:
 Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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













