



THE
A-TEAM

**RE/MAX
FIRST**

400 KINCORA Drive, Calgary T3R 1N4

MLS®#: **A2175133**

Area: **Kincora**

Listing Date: **10/25/24**

List Price: **\$735,900**

Status: **Active**

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: **4,477 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,008**
Low Sqft:
Ttl Sqft: **2,008**

DOM

57
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer**
Int Feat: **Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`1" x 6`5"	Dining Room	Main	13`1" x 7`4"
Family Room	Main	11`11" x 16`10"	Kitchen	Main	15`1" x 11`7"
Living Room	Main	10`1" x 11`5"	Mud Room	Main	7`0" x 14`3"
4pc Bathroom	Second	9`10" x 4`10"	5pc Ensuite bath	Second	13`0" x 9`11"
Bedroom	Second	9`10" x 9`11"	Bedroom	Second	10`11" x 12`3"

Family Room
Bedroom - Primary
Bedroom
Furnace/Utility Room

Second
Second
Basement
Basement

18`0" x 11`11"
13`8" x 15`3"
8`5" x 11`1"
8`2" x 12`3"

Laundry
3pc Bathroom
Game Room

Second
Basement
Basement

5`4" x 7`7"
8`9" x 6`4"
23`9" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0413607

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your dream home in the highly sought-after community of Kincora! This bright two-storey home is in a prime location backing onto a greenspace and is surrounded by scenic pathways, parks, fantastic shopping and hot-spot restaurants. The exterior has just been renovated including NEW SIDING, NEW SHINGLES & NEW SOFFITS. As you walk in the front door, you are greeted with a formal dining room, perfect for hosting dinner parties and family gatherings. The open concept kitchen and living room features a cozy corner fireplace windows and patio doors, looking out into the large yard, that flood the space with natural light. The kitchen is equipped with a large island, granite countertops, cherry wood cabinets, built-in wine rack, and a sunny eating area leading to the outdoor deck. The upper level boasts an additional loft area ideal for a home office or study space. The bonus room is a versatile space that can be used as a media room, playroom, or additional living area. This home also features 2nd floor laundry, perfect for a busy family! The master suite is a welcoming retreat with a beautiful ensuite featuring a corner tub, glass shower, double vanity with seating space and storage, and a walk-in closet. The second and third bedrooms are generously sized and perfect for family or guests. In the finished basement (with a separate entrance) you will find the fourth bedroom which includes a large window with ample natural light. There is a full bathroom that is stylish and functional. The highlight of the basement is the great family area including a huge wet bar, making it an ideal space for entertaining or relaxing. The basement also includes the convenience of second laundry. The HEATED garage also has a separate entrance for the basement. Don't miss your opportunity to live in one of the most desirable communities in NW Calgary. Schedule a viewing today and experience the perfect blend of comfort, and convenience in your new Kincora home!

Inclusions:
Property Listed By:

**Pool Table and Shelves in Basement
Real Broker**

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











