

1044 KINCORA Drive, Calgary T3R 1R4

MLS®#: **A2175475** Area: **Kincora** Listing **10/25/24** List Price: **\$715,000**
 Status: **Active** County: **Calgary** Change: **+\$16k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **2,071**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,197 sqft** Ttl Sqft: **2,071**
 Lot Shape:

DOM

27
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Barbecue,BBQ gas line,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`9" x 6`9"	Flex Space	Main	11`6" x 13`5"
2pc Bathroom	Main	6`7" x 3`1"	Mud Room	Main	14`0" x 3`6"
Living Room	Main	16`11" x 12`1"	Kitchen With Eating Area	Main	12`11" x 12`10"
Dining Room	Main	10`3" x 12`5"	Bedroom	Second	13`0" x 18`0"
Bonus Room	Second	12`5" x 8`5"	Laundry	Second	6`1" x 5`4"
Bedroom	Second	9`11" x 9`11"	Bedroom	Second	12`4" x 10`11"
4pc Bathroom	Second	4`11" x 9`10"	Bedroom - Primary	Second	13`4" x 11`5"

**4pc Ensuite bath
Flex Space**

**Second
Basement**

**9`9" x 13`2"
24`5" x 23`11"**

**Walk-In Closet
Furnace/Utility Room**
Legal/Tax/Financial

**Second
Basement**

**4`6" x 6`7"
14`6" x 14`6"**

Title:
Fee Simple
Legal Desc:

0610518

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this beautiful 2-storey Home in Kincora, offering 4 Bedrooms, 2.5 Bathrooms with over 2,000 square feet of living space. Gleaming Hardwood floor and ceramic tile on the main floor. The Kitchen boasts a centre island with an eating bar, Granite countertops, stainless steel appliances, ample cabinets, and a corner pantry. The Family room includes a gas fireplace and a large window, while the Dining room opens onto the Deck. Completing this level is a convenient Half Bath and a Mudroom with Laundry facilities. Luxury Vinyl Plank flooring covers the upper level | Master bedroom has 4 pc Ensuite with with a walk-in closet. Three additional generously sized bedrooms and a 4 pc Bath round out this level. The unfinished Basement is ready for your personal touch and offers limitless potential. Enjoy outdoor living in the landscaped backyard with a BBQ hookup on the Deck and the spacious backyard to enjoy outdoor activities with your family. Located steps from green spaces with walking paths and bus stops, with access to shopping centres, restaurants, Stoney Trail and Shaganappi Trail. This is a rare gem you won't want to miss!**

Inclusions:
Property Listed By:

**Storage shed
First Place Realty**

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













