



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**66 KINCORA GLEN Rise, Calgary T3R 0B6**

MLS®#: **A2177971**

Area: **Kincora**

Listing Date: **11/07/24**

List Price: **\$744,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Finished Floor Area

Abv Sqft: **2,302**

Low Sqft:

Ttl Sqft: **2,302**

Lot Information

Lot Sz Ar: **3,950 sqft**

Lot Shape:

DOM

**5**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Refrigerator,Washer,Window Coverings**  
Int Feat: **No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`2" x 6`5"	Flex Space	Main	11`10" x 11`5"
Kitchen	Main	14`7" x 11`5"	Pantry	Main	4`2" x 4`0"
Living Room	Main	14`7" x 11`0"	Dining Room	Main	12`11" x 9`3"
2pc Bathroom	Main	5`4" x 5`0"	Mud Room	Main	5`6" x 3`3"
Bedroom - Primary	Upper	14`11" x 13`2"	5pc Ensuite bath	Upper	12`11" x 8`8"
Bedroom	Upper	13`5" x 11`2"	Bedroom	Upper	10`5" x 9`7"
4pc Bathroom	Upper	9`6" x 5`5"	Bonus Room	Upper	18`11" x 16`2"
Laundry	Upper	9`9" x 6`2"	Family Room	Lower	25`10" x 11`9"
Den	Lower	9`8" x 4`5"	Bedroom	Lower	11`8" x 10`1"
3pc Bathroom	Lower	9`1" x 5`5"	Other	Lower	8`0" x 7`6"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0810073**

Zoning: **R-G**

Remarks

Pub Rmks: **Amazing opportunity to move into a complete family home with room to grow in the amazing community of Kincora. This home has it all and does not disappoint from the minute you walk into the spacious foyer area into the open concept kitchen/living room/dining room area that will be the hub for all your family activities. You'll feel the rustic charm shine through in the cozy family room complete with custom timber light fixture and you'll gather around the spacious kitchen complete with stainless appliances, a corner pantry and loads of counter space, the chef in your family will appreciate. The dining room is nicely separated from the family room by a 3-way fireplace and overlooks your large backyard and an oversized deck, perfect for those BBQ's in the summer. A convenient flex space that can be used as an office or formal dining room completes this well laid out main floor. Upstairs you will find an amazing bonus room that's flooded with natural light and 3 well-sized bedrooms including a primary suite complete with a corner soaker tub, separate shower and dual vanities. An upper floor separate laundry room completes the upper floor. The finished lower level offers a 4th bedroom, a full bathroom, and a great rec area perfect for those movie nights or a play area for the kids. Central air conditioning, brand new roof and all repairs from the summer hail storm have been completed making this home turn-key and ready to move in. This home sits on a great street walking distance to all the amazing paths and ravines in Kincora and all the amenities you will need all around the community. This is the perfect family home!!!**

Inclusions: **Shelving in Garage**  
 Property Listed By: **Real Broker**

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









