

#### 400 KINCORA GLEN Rise, Calgary T3R 0B4

MLS®#: A2183732 Kincora Listing 12/16/24 List Price: \$689,900 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2008 Lot Information

Lot Sz Ar: Lot Shape:

371 sqft

Access:

Lot Feat: **Double Garage Attached** 

Park Feat:

1,889

1,889

Finished Floor Area

<u>DOM</u> 5 Layout

4 (3 1 ) Beds: 2.5 (2 1) Baths: 2 Storey Style:

<u>Parking</u> Ttl Park: 4 Garage Sz: 2

Lawn,Low Maintenance Landscape,Landscaped,Level

Abv Saft:

Low Sqft:

Ttl Sqft:

### **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: Other

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood, Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer

Ceiling Fan(s), Soaking Tub, Suspended Ceiling, Walk-In Closet(s) Int Feat:

**Utilities:** 

#### Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	6`7" x 6`1"	2pc Bathroom	Main	3`2" x 7`5"
Foyer	Main	13`0" x 8`0"	Dining Room	Main	13`2" x 13`1"
Living Room	Main	17`3" x 12`1"	Kitchen	Main	10`9" x 9`2"
Breakfast Nook	Main	8`2" x 8`11"	Family Room	Second	13`0" x 16`0"
Bedroom	Second	12`10" x 9`0"	4pc Bathroom	Second	8`3" x 7`3"
Bedroom	Second	12`9" x 9`0"	Bedroom - Primary	Second	15`5" x 11`8"
4pc Ensuite bath	Second	8`9" x 8`11"	Furnace/Utility Room	Basement	12`6" x 8`0"

Other **Basement** 5`9" x 8`2" **Game Room Basement** 29`11" x 12`5" **Basement** 16`4" x 10`6"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-G

Legal Desc: 0810073

Remarks

Pub Rmks:

**Bedroom** 

OVER 2600 SQFT LIVEABLE SPACE, 3 BEDS, 2.5 BATH, 2 CAR GARAGE, FENCED BACK YARD, DECK/GAZEBO - PERFECT FOR A FIRST TIME HOME BUYER - UPDATED FINISHING WITH AN ELEGANT DESIGN - This home begins with a 2 CAR ATTACHED GARAGE that leads to your LAUNDRY room and 2PC bath. An OPEN to ABOVE fover leads into a large dining room, living room, kitchen and breakfast nook. The kitchen is fully equipped with all STAINLESS STEEL APPLIANCES and a bar style island. The living room has a fireplace to warm the space and large windows bring in a lot of natural light. The breakfast nook leads to the DECK with accent fencing and a gazebo. A FENCED well manicured backyard with a few trees makes this a perfect family home. The upper level is complete with 3 bedrooms, 2 bathrooms and a family room. 1 bedroom is the primary 4PC ensuite with soak tub and walk in closet. The basement has a large office space which can be used as an ADDITIONAL BEDROOM, a large rec room and additional storage space. The unfinished room in the basement is a BATHROOM with ALL ROUGH-INs in place. (HOA includes maintains all the green spaces and lanes, gardens around Kincora. They also put on events for Easter, Stampede, Christmas. They have a skating rink set up all winter and do lots of winter events by the church a few blocks away and are planning on building a community recreation center in the next couple years)

Inclusions: N/A

Property Listed By: Real Broker

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















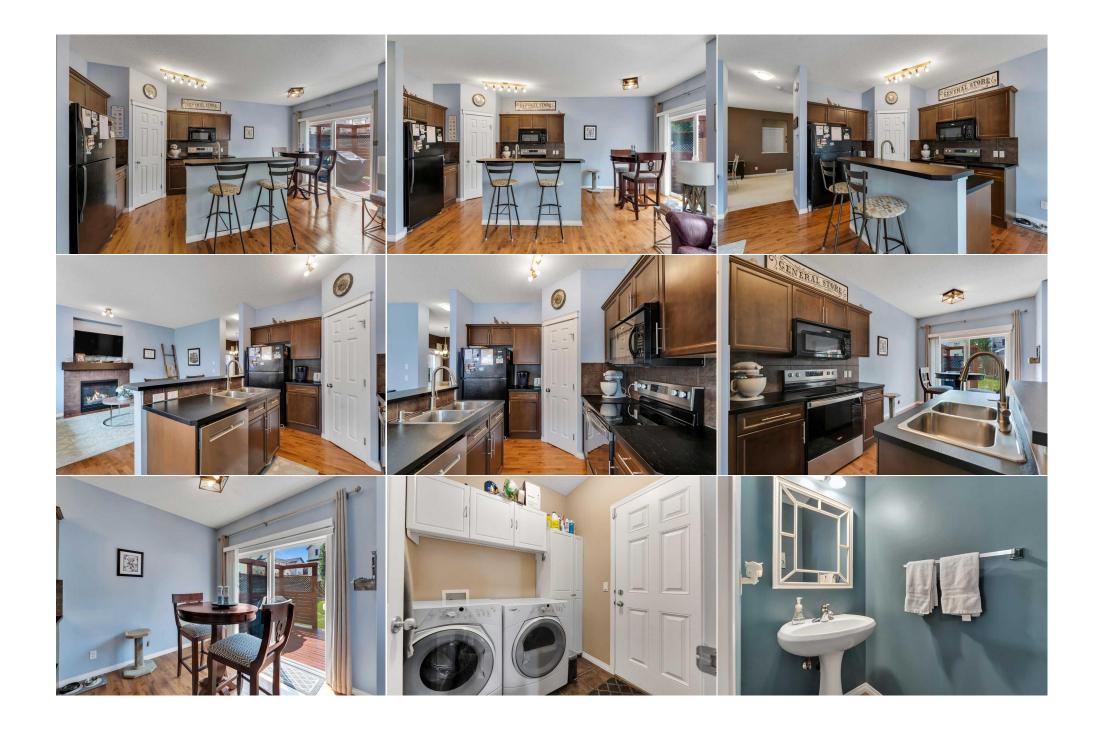




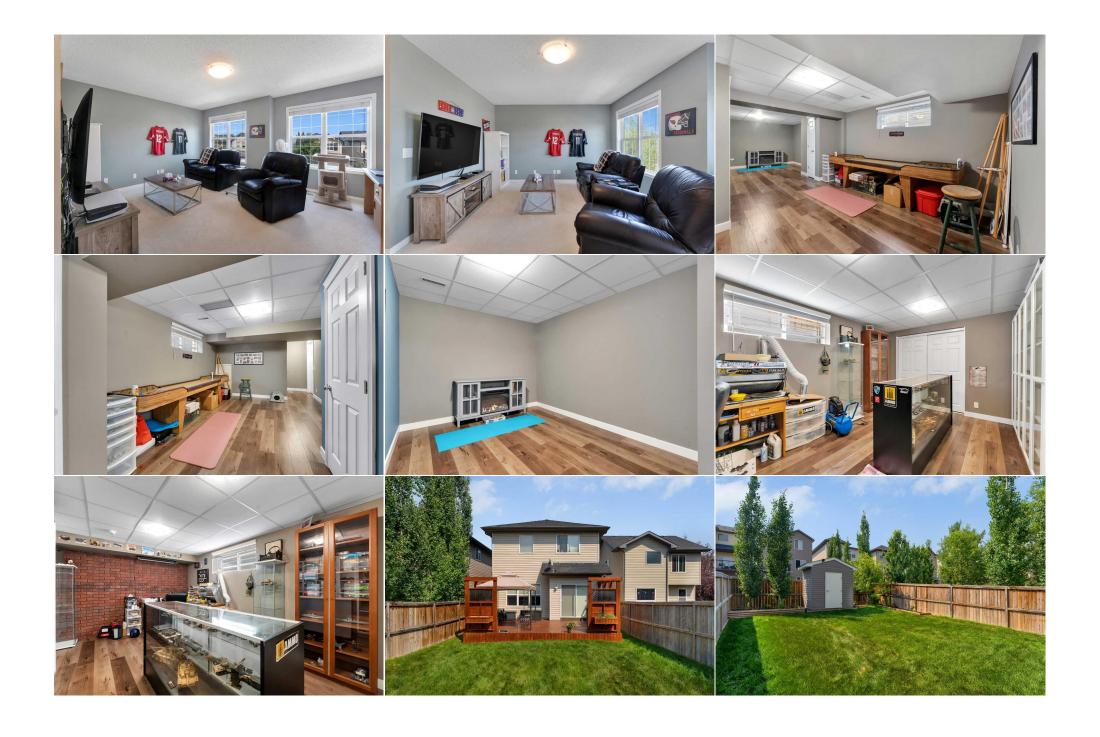
























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1st Floor Exterior Area 1009.46 sq ft Interior Area 926.83 sq ft





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