



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 KINLEA Link, Calgary T3R0C2**

MLS®#: **A2185186**

Area: **Kincora**

Listing Date: **01/03/25**

List Price: **\$759,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **5,360 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,303**  
Low Sqft:  
Ttl Sqft: **2,303**

DOM

**18**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 12`8"
Dining Room	Main	12`11" x 9`4"
Office	Main	10`0" x 9`8"
5pc Ensuite bath	Upper	12`11" x 12`11"
Bedroom	Upper	10`4" x 9`7"
4pc Bathroom	Upper	9`7" x 5`5"
Bonus Room	Upper	18`11" x 16`2"
Walk-In Closet	Basement	7`0" x 5`2"
4pc Bathroom	Basement	8`1" x 4`10"

Room	Level	Dimensions
Kitchen	Main	14`7" x 11`5"
2pc Bathroom	Main	5`5" x 4`10"
Bedroom	Upper	14`11" x 13`2"
Walk-In Closet	Upper	5`10" x 5`0"
Bedroom	Upper	13`3" x 11`1"
Laundry	Upper	9`11" x 6`4"
Bedroom	Basement	11`6" x 9`9"
Walk-In Closet	Basement	8`1" x 4`10"

Title:  
**Fee Simple**  
Legal Desc:

**0910715**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Check out the 3D Tour! Are you looking for a large family home on an oversized lot in one of Calgary's most desirable NW neighborhoods? Welcome to 140 Kinlea Link NW! Conveniently located across from a beautiful park this home presents impressive curb appeal, 4 beds, 4 baths and nearly 3,000 sq ft of finished living space across all 3 levels. The double attached garage and large driveway provides ample parking. Moving into the home one notices that the home has received a full professional repaint providing a blank canvas for the new owners. The main floor exemplifies the definition of "open concept" with a large living room that flows into both the Kitchen and dining room with hardwood floors throughout! The upgraded kitchen is perfect for the chef in the family with upgraded cabinetry, new SS appliances, stone countertops and a dedicated pantry providing loads of storage space. The dining room benefits from a bank of SW facing windows providing that all important year round sunshine. The main floor is completed by the den/office with its french glass doors that make for the perfect work from home location or as a study room for the kids. Heading upstairs the bonus room is large and can be used as a play room or flex space. The master retreat provides a private place for the lord and lady of the home with both a walk-in closet and oversized master bath complete with dual vanities, soaker tub and tile throughout. There are 2 more bedrooms for the kids as well as another well appointed 4 piece bath and a dedicated laundry room. The fully finished basement is perfect for guests or the young adults in the family, with a living area that would be well appointed with a home theater or pool table. A 4th bedroom and 4th bath in the basement give this home that extra level of convenience. The pie-shaped lot is one of the largest in Kincora! Its SW exposure provides that all important year round sunshine with ample space for kids to run and play and for entertaining friends and family. The combination of both a prime location, an oversized lot and close proximity to the PARK make this property a rarity in this segment! The nearby shopping area boasts everything you could need and is only a quick stroll from the property. Kincora is conveniently located a few minutes from the Ring Road providing quick access to anywhere in the city. Book a private showing today!**

Inclusions:  
Property Listed By:

**None**  
**2% Realty**

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

















