



THE
A-TEAM

**RE/MAX
FIRST**

208 KINCORA Point, Calgary T3R 0A5

MLS®#: **A2188435**

Area: **Kincora**

Listing Date: **02/04/25**

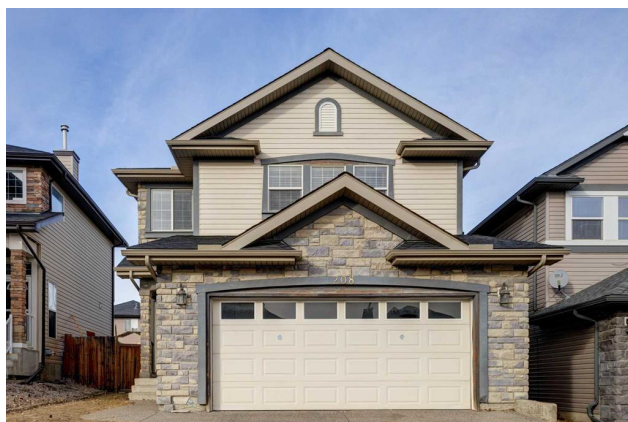
List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,391 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,142**

Low Sqft:

Ttl Sqft: **2,142**

DOM

70

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **4**

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`8" x 9`1"	Family Room	Main	15`2" x 17`10"
Kitchen	Main	11`8" x 16`5"	Living Room	Main	16`4" x 11`8"
Bedroom - Primary	Second	14`7" x 13`5"	Family Room	Second	16`3" x 10`11"
Bedroom	Second	10`3" x 10`1"	Bedroom	Second	12`0" x 9`1"
5pc Ensuite bath	Second	12`0" x 5`5"	2pc Bathroom	Main	5`6" x 5`0"
3pc Bathroom	Second	12`0" x 5`5"	Walk-In Closet	Second	10`3" x 4`8"
Laundry	Basement	8`0" x 8`3"	Game Room	Basement	18`0" x 35`7"

Furnace/Utility Room	Basement	8`0" x 16`7"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-G	
Legal Desc:	0710250		Remarks
Pub Rmks:	Located on a quiet cul-de-sac in Kincora Point, this beautifully appointed two-story home is perfect for families and entertaining alike. Featuring a stunning formal dining room, with soaring ceilings open to the second level, is elegantly divided from the great room by a striking feature wall with a two-way gas fireplace. The great room flows seamlessly into the bright breakfast nook and the thoughtfully designed gourmet kitchen, which boasts an abundance of cabinetry, ample counter space, stainless steel appliances, granite countertops, and a spacious island with a breakfast bar. Step through the patio doors onto an oversized deck that spans the width of the home—ideal for summer barbecues—while still leaving plenty of space in the beautifully landscaped backyard for kids to run and play. Upstairs, a sunlit bonus room provides additional living space, while three generously sized bedrooms, including a luxurious primary suite with a spa-like five-piece ensuite, offer comfort and privacy. This home is loaded with premium upgrades, including 9-foot ceilings, granite countertops in all bathrooms, maple hardwood floors, upgraded brushed nickel hardware and light fixtures, and warm neutral paint tones. This residence also features an attached double garage and impeccable craftsmanship throughout plus a BRAND NEW ASPHALT SHINGLE ROOF. Don't miss this opportunity to own a truly exceptional home in one of Kincora's finest locations, situated within minutes from Creekside Shopping Centre, Sallamie Park, and surrounded by walking paths.		
Inclusions:	None		
Property Listed By:	Century 21 Bamber Realty LTD.		

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



