



THE
A-TEAM

**RE/MAX
FIRST**

61 KINCORA Landing, Calgary T3R 1L1

MLS® #: **A2192190** Area: **Kincora** Listing Date: **02/20/25** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **4,983 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,922**
 Low Sqft:
 Ttl Sqft: **1,922**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Irregular Lot**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 6`10"	Office	Main	5`9" x 7`1"
Living Room	Main	11`11" x 14`10"	Dining Room	Main	7`8" x 12`10"
Kitchen	Main	11`3" x 11`3"	Laundry	Main	6`1" x 6`10"
Bonus Room	Second	13`6" x 19`0"	Bedroom - Primary	Second	11`11" x 13`11"
Bedroom	Second	10`0" x 10`2"	Bedroom	Second	10`8" x 11`1"

2pc Bathroom
4pc Ensuite bath

Main
Second

4`7" x 4`7"
10`8" x 11`0"

4pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Second
Basement

4`11" x 7`6"
4`11" x 8`8"

Title:
Fee Simple
Legal Desc:

0310875

Zoning:
R-G

Remarks

Pub Rmks:

Here's one you don't want to miss!! This beautifully designed home in the desirable community of Kincora sits on a large corner lot and offers the perfect blend of space, functionality, and unique features. Step inside to find an inviting main floor with an open-concept kitchen, living, and dining area, along with a dedicated office space and a walkthrough pantry that connects directly to the laundry room and oversized double garage—a convenient feature for busy households. The main floor also includes a 2-piece bathroom and access to an incredible 282 sq. ft. enclosed 3-season porch, complete with a built-in BBQ, making it the ideal space for relaxing and entertaining. Upstairs, the primary bedroom is a true retreat with a walk-in closet and a 4-piece ensuite featuring a standalone shower. Two additional bedrooms, another 4-piece bathroom and a huge bonus room complete the upper level. The fully developed basement expands the living space with a bar/kitchen area, a rec room, and yet another 4-piece bathroom. Outdoors, the large backyard is perfect for families, offering extra storage under the deck, a small greenhouse, and berry bushes in the front yard. The oversized double garage is perfect for hobbyists, equipped with a brand new door, 220V power, hot/cold water taps and additional shelving and storage. Some notable upgrades include built-in speakers throughout the home and Air conditioning for those hot summer evenings. Thoughtfully designed with both comfort and convenience in mind! Close to green spaces, walking paths, shopping and all other amenities this home is truly something special, book a private viewing and see for yourself!

Inclusions:
Property Listed By:

**BBQ on the porch, grey shelving in basement.
RE/MAX House of Real Estate**

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







