

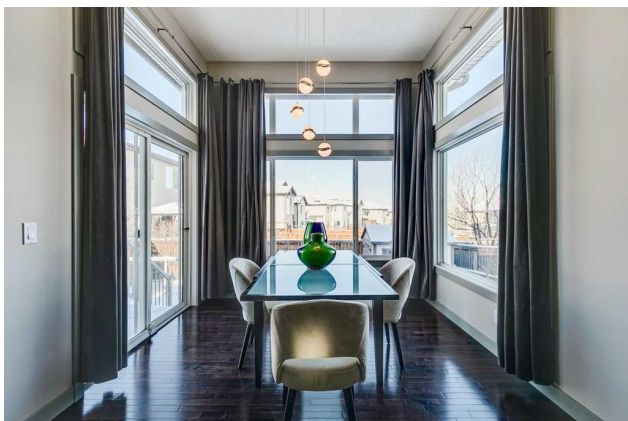


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**638 KINCORA Bay, Calgary T3R 0B1**

MLS®#: **A2194404**      Area: **Kincora**      Listing Date: **02/14/25**      List Price: **\$800,000**  
 Status: **Pending**      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: **4,423 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,126**  
 Low Sqft:  
 Ttl Sqft: **2,126**

DOM

**7**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,French Door,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`0"	Dining Room	Main	9`0" x 11`3"
Dining Room	Main	9`11" x 9`11"	Kitchen	Main	12`7" x 15`0"
Laundry	Main	7`4" x 7`10"	Living Room	Main	18`7" x 15`0"
4pc Bathroom	Upper	4`11" x 7`8"	4pc Ensuite bath	Upper	8`2" x 11`4"
Bedroom	Upper	12`0" x 15`5"	Bedroom	Upper	11`3" x 15`1"
Bedroom	Upper	9`1" x 12`4"	Bedroom - Primary	Upper	13`9" x 18`8"

4pc Bathroom  
Bedroom  
Game Room

Basement  
Basement  
Basement

5`0" x 10`9"  
8`8" x 9`7"  
16`2" x 14`8"

Bedroom  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement

11`3" x 8`8"  
7`2" x 10`8"  
11`5" x 16`9"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-G

0712516

Remarks

Pub Rmks:

**Tucked away on a peaceful cul-de-sac, this exquisite 2-storey home is a true gem, offering a perfect blend of luxury, warmth, and functionality. From the moment you arrive, the large two-tiered front porch and apple tree set the tone for the beauty within. Step inside and be captivated by the elegant main floor, where rich hardwood floors and French doors lead to a versatile office or formal dining room. The inviting living room, complete with a cozy gas fireplace and built-in shelving, flows seamlessly into the breathtaking dining area, where soaring vaulted ceilings and expansive windows frame beautiful backyard views. The chef's kitchen is nothing short of spectacular, featuring a sprawling island with a breakfast bar, gleaming granite countertops, stainless steel appliances including a gas stove (with an electric hook-up option), a walk-in pantry, and abundant modern cabinetry. A convenient laundry room and half bathroom complete the main level. Upstairs, the lavish primary suite is a private retreat with 9' ceilings, a generous sitting area, an oversized walk-in closet, and a spa-like ensuite with a deep soaker tub, separate shower, and dedicated make-up counter. Three additional bedrooms (two with walk-in closets) provide ample space, while a beautifully appointed full bathroom with tub/shower combo ensures comfort for the whole family. The fully developed basement is a stand-out feature, offering an illegal suite with bamboo flooring and a full kitchen (boasting a dishwasher hook-up and stove), two spacious bedrooms with oversized windows (one with a built-in closet), a welcoming living/dining area with an electric fireplace, a full bathroom, and an incredible storage room that is larger than it appears. Outside, the private, fully fenced backyard is a dream oasis, boasting a two-tiered deck, fragrant lilac trees, a gas BBQ hook-up, and a spacious shed. Additional highlights include built-in speakers throughout the home, a new hot water tank (Nov 2023), central air conditioning (2023), stucco siding, and brand-new shingles set for installation in spring 2025. With a front-attached double garage, upscale finishes, and thoughtful details throughout, this remarkable home is a rare find - don't miss your chance to make it yours!**

Inclusions:

**Refrigerator, stove, microwave, dishwasher, washer & dryer, all window coverings (as-is), garage door opener & 1 remote, TV wall mount in living room, air conditioner, central vacuum & attachments (as-is), garden shed (as-is), alarm system/equipment (no contract), ceiling speakers only, rain barrels, electric fireplace in basement, basement stove, basement fridge, basement microwave, basement kitchen Ikea shelving and rods, built-in closet in basement office room**

Property Listed By:

**RE/MAX First**

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

