

\$799,900 - 464 Kincora Bay Nw, Calgary

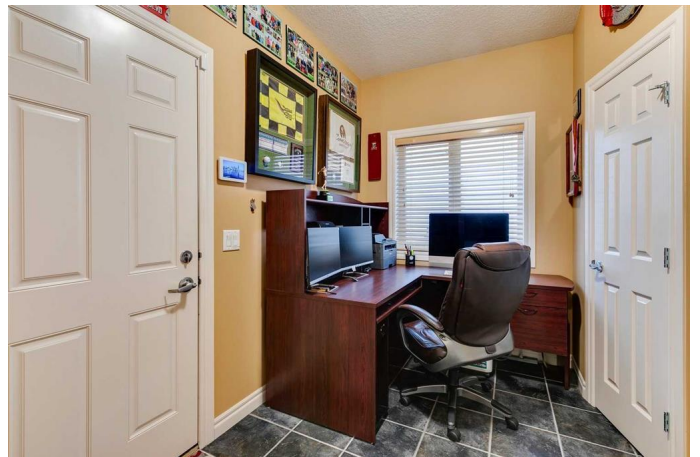
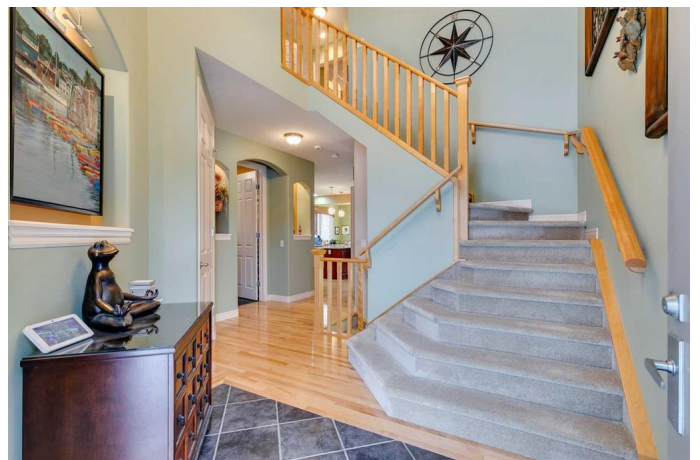
MLS® #A2202726

\$799,900

3 Bedroom, 3.00 Bathroom, 2,288 sqft
Residential on 0.12 Acres

Kincora, Calgary, Alberta

Absolutely stunning, first-time original owner listed, 2,288 sq ft, custom built, two storey on a quiet cul-de-sac, backing onto one of Kincora's natural ravine areas. The "Monaghan" is an award-winning model by Centrex Homes. From the moment you step inside you'll appreciate the attention to detail & quality upgrades including 9' ceilings & 8' doors. Formal entry with an open stairway, custom tile & gleaming hardwood floors. Full-size mudroom with a walk-through pantry (currently being used as a home office). Plenty of room to add storage lockers for the kids. Conveniently located 1/2 bath at the front of the home. The chef's kitchen is truly a dream: raised wood panel cabinets, pull-outs, gorgeous Cambria Quartz countertops, oversized table-top island with a 4-stool breakfast bar, built-in beverage fridge, stainless steel appliances, under cabinet lighting & upgraded lighting & plumbing fixtures! Full size eating area that overlooks the deck, patio & yard. Formal dining room, highlighted with a double-sided fireplace, built-in cabinets & wine racks plus a "fandelier" (chandelier & fan light fixture). Both entry supporting columns have unique hidden shelving compartments containing lots of storage space. The great room is open to the kitchen & features the other side of the fireplace, trimmed in tile and wrapped in a custom wooden mantle. This room is a great space for large family gatherings featuring 3 oversized picture



windows which bring in an abundance of natural light. Garden doors open to your own backyard oasis. Amazing xeriscape yard designed with low maintenance & water savings in mind. Two-tiered deck, custom stone patio with a firepit, extensive raised perennial beds, grapevine, mature trees & shrubs plus a greenhouse. Approximately \$75,000 & years of work to compete this One-of-a-kind yard which must be seen to be appreciated! The upper floor is finished beautifully with 3 bedrooms (1 bdrm has built-in dresser & desk, along with walk-in closet), 4-piece bathroom (custom wood cabinets & shelving) & laundry room (2 cabinets). The primary suite is designed for total relaxation! Another double-sided fireplace between the bedroom & ensuite, oversized walk-in closet with plenty of storage & a spa-inspired ensuite with a Bain 2 person Air Tub surrounded with tile, a block glass window, multi-body spray 5â€™™ shower stall (fully enclosed & roughed-in for steam). The lower level is unspoiled, ready to design & develop to your liking. So many upgrades in this beautiful home: crown moldings, central A/C (serviced annually), new 30 yr IKO shingles, new eavestroughs, downspouts & fascia (2024), re-finished & stained deck (2024). Oversized 24â€™™x26â€™™ garage, with workshop area, has Proslat wall systems & huge additional storage areas to maintain floor space. Extra-wide driveway great for larger vehicles or an RV. Choice location in the heart of Kincora! Owners moving out of the city & flexible on possession. Great value! Truly an investment in real estate & lifestyle!

Built in 2005

Essential Information

| | |
|--------|-----------|
| MLS® # | A2202726 |
| Price | \$799,900 |

| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,288 |
| Acres | 0.12 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 464 Kincora Bay Nw |
| Subdivision | Kincora |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1N1 |

Amenities

| | |
|----------------|--|
| Amenities | Community Gardens |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s) |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Double Sided, Gas, Great Room, Bedroom |
| Has Basement | Yes |

Basement Full, Unfinished

Exterior

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 17th, 2025

Days on Market 30

Zoning R-G

HOA Fees 210

HOA Fees Freq. ANN

Listing Details

Listing Office The Home Hunters Real Estate Group Ltd.

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