

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

MLS® #A2202726

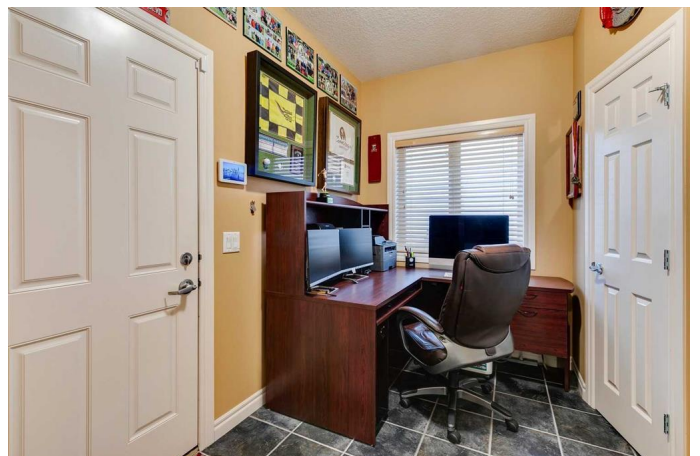
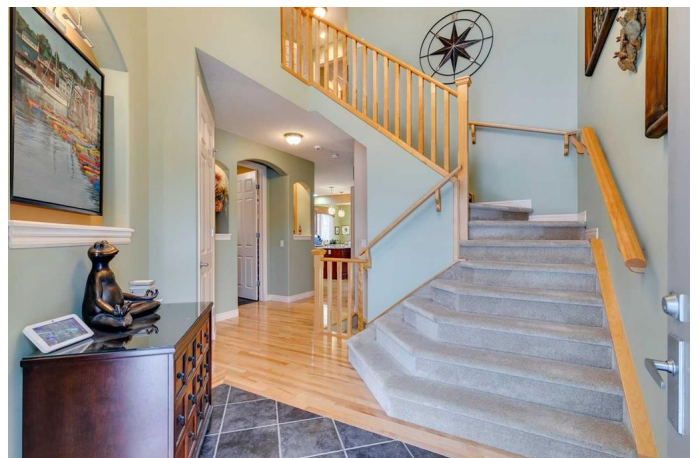
**\$799,900**

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
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## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
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Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Private, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	March 17th, 2025
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Days on Market	35
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Zoning	R-G
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HOA Fees	210
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HOA Fees Freq.	ANN
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## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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