# \$823,800 - 464 Kincora Bay Nw, Calgary

MLS® #A2202726

### \$823,800

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'II 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 ½ 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 5' 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 & facia (2024), re-finished & stained deck (2024). Oversized 24'x26' 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 \$823,800 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 Gas, Bedroom, Double Sided, Great Room

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 18

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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