

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

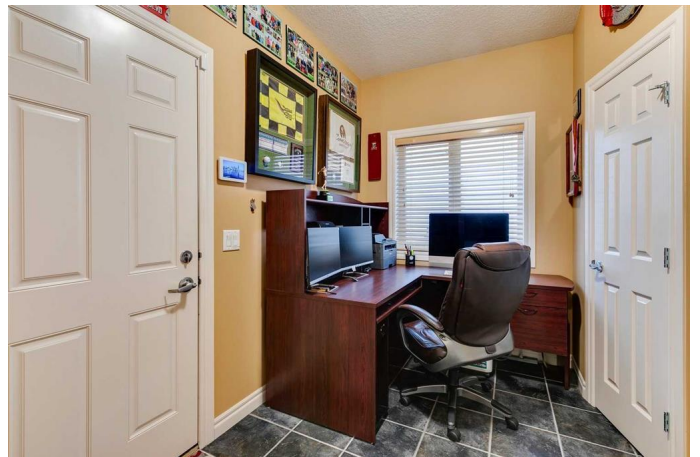
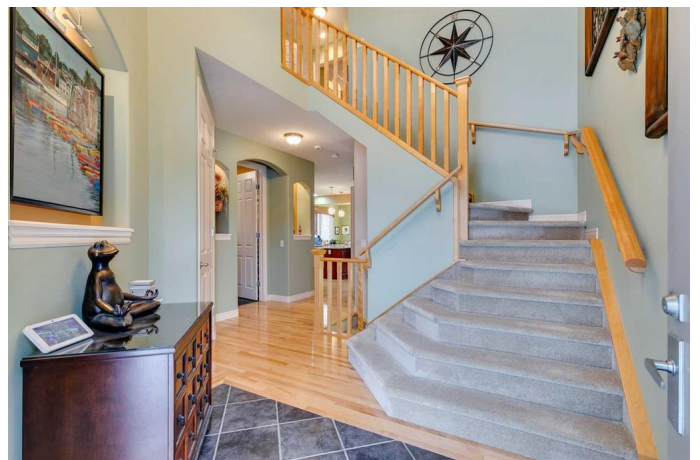
MLS® #A2202726

\$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 24

Zoning R-G

HOA Fees 210

HOA Fees Freq. ANN

Listing Details

Listing Office The Home Hunters Real Estate Group Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.