

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

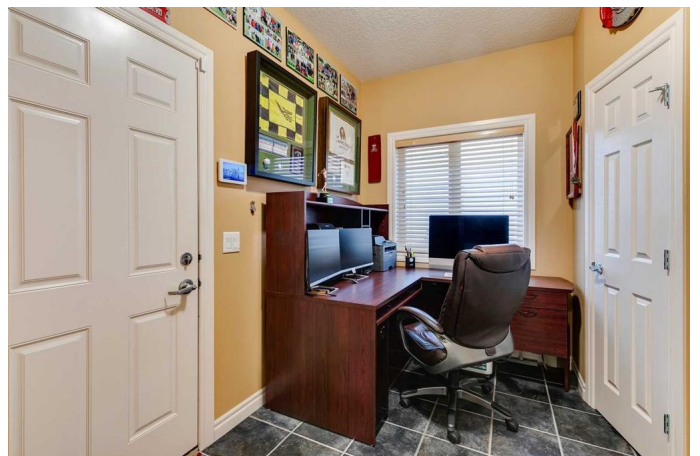
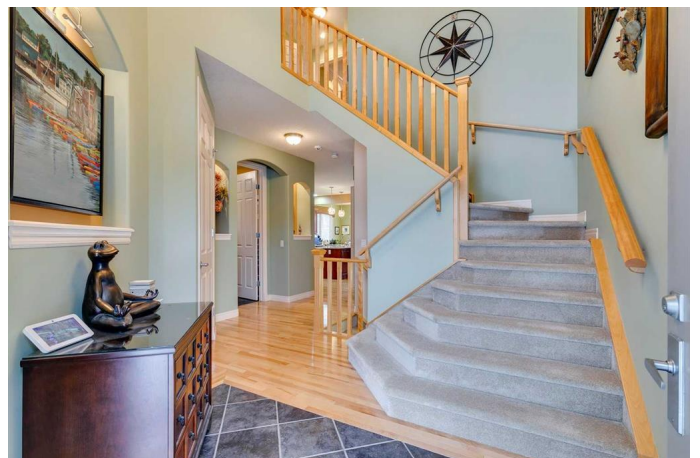
MLS® #A2202726

**\$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        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Water Softener |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                |
| Fireplaces        | Gas, Great Room, Bedroom, Double Sided                                                                                                           |
| 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        45

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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