

464 Kincora Bay NW
Calgary, Alberta

MLS # A2202726



\$828,800

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,288 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, P		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Inclusions: 2 TV wall mounts, wall mirror in primary, Proslat garage storage walls & hooks, greenhouse.

Absolutely stunning, 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 detail & the quality upgrades including "ceilings & doors". Formal entry with an open stairway, custom tile & gleaming hardwood floor. Full-size mudroom btwn attached garage & walk-through pantry (currently being used as a home office). Plenty of room to add clothing/storage lockers for the kids. Conveniently located "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, awesome oversized table-top island with a 4-stool breakfast bar, custom built-in beverage fridge, stainless steel appliances, upgraded lighting & plumbing fixtures! Full size eating area that overlooks the deck, patio & yard. Adjoining formal dining room, highlighted with one side of the double-sided fireplace, has built-in cabinets & wine racks plus a "fandelier" (chandelier & fan light fixture). Both entry supporting columns have unique hidden shelving compartments, great for special China & glasses. The great room is open to the kitchen & features the other side of the fireplace, trimmed in slate and wrapped in a custom wooden mantle. This room is a great space for large family gatherings & for entertaining & features 3 oversized picture windows which bring in an abundance of natural light. Garden doors opening to your own backyard oasis with amazing design & landscaping, approx. \$75,000 & years of labor to complete! Two-tiered deck, custom stone patio with a firepit, extensive raised perennial beds, grapevine, mature fruit trees & shrubs plus a greenhouse. One-of-a-kind yard which must

be seen to be appreciated! The upper floor is finished beautifully with 3 bedrooms in total (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 & fascia (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 & very flexible on possession. Great value! Truly an investment in real estate & lifestyle!