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464 Kincora Bay NW  
Calgary, Alberta

MLS # A2202726



**\$828,800**

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

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

**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 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, 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!