

\$899,000 - 66 Kincora Landing Nw, Calgary

MLS® #A2154342

\$899,000

5 Bedroom, 4.00 Bathroom, 2,416 sqft

Residential on 0.16 Acres

Kincora, Calgary, Alberta

Discover your dream home with this stunning residence, perfectly situated on an expansive large (6700 sqft) lot with a gate for trailer or RV access, featuring top 2 floors of (2413 sqft) plus fully finished walk-out basement (to be legalized) with a separate laundry and separate access to the back, that opens to a serene green space and pond with unobstructed views. Enjoy the convenience of being adjacent to the walking path that leads to the Kincora Bay Playground. This house offers plenty of space for a large family, plus the basement can be rented out as a mortgage helper. This property can be good for investors as well, as this house can generate good rental income to cover the mortgage and utilities. This house boasts high-end finishes inside and out, making it one of the finest property available in the area. The bright main floor and kitchen are adorned with hardwood floors, maple cabinets, new granite countertops, and a corner pantry, creating a space that is sure to impress. Adjacent to the kitchen, a seating area offers southeast-facing views of the pond. Enjoy your morning or evening beverages on the Duradek balcony, complete with its own gas line for your barbeque. The main floor includes comfortable living room and formal dining area, plus spacious family room and nook area, office/den, a laundry room, and a two-piece bathroom. Upstairs, you'll find four bedrooms, including the primary suite, which features excellent views, a luxurious en-suite



with a soaker tub, stand-up shower, dual sinks, and a large walk-in closet. The shared bathroom on this level is a four-piece. Recent upgrades include a new roof (2021), kitchen sink, garbage disposal, dishwasher, countertops, an extended balcony, and an extended driveway. The walk-out basement, fully finished in 2023, is designed for recreation, with cork flooring throughout, a three-piece bathroom with a fully tiled shower, ample storage space, and access to the large backyard and covered patio. It includes a new one-bedroom suite with plenty of room and the potential to add another bedroom. Additional features include air conditioning, a stucco exterior, and a partially insulated double attached garage. All amenities are close by CO-OP and shopping plaza is 2 minutes away from the house, Walmart shopping center 5 minutes and Home Depot and Canadian tire 10 minutes away. Quick Access to stony trail and the Highways. Safe and quiet neighborhood good for the family, this home is a must-see. Please call to book your viewings.

Built in 2003

Essential Information

MLS® #	A2154342
Price	\$899,000
Sold Price	\$855,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,416
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	66 Kincora Landing Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1L1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Landscaped, Street Lighting, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2024
Date Sold	September 19th, 2024
Days on Market	50
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office Royal LePage METRO

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