

\$825,000 - 123 Kincora Point Nw, Calgary

MLS® #A2155330

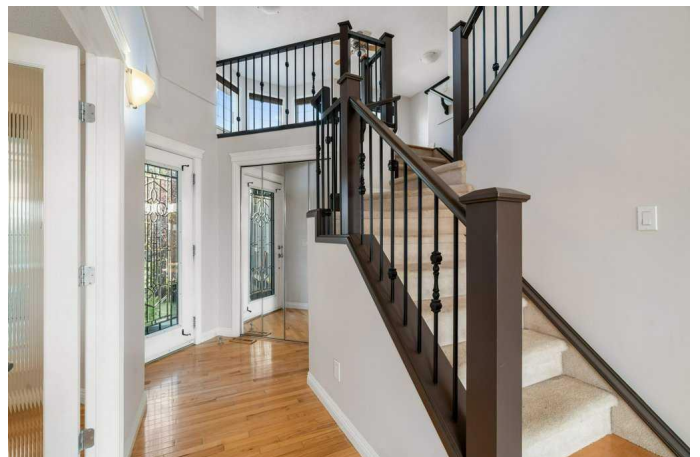
\$825,000

3 Bedroom, 3.00 Bathroom, 2,093 sqft

Residential on 0.13 Acres

Kincora, Calgary, Alberta

Located on one of the premier lots in Kincora, this two-storey home with a walk-out basement offers a picturesque setting on a landscaped pie-shaped lot, directly backing onto the ravine. Enjoy the tranquility of a quiet cul-de-sac out front and stunning ravine views from the back. The main level features expansive windows to capture the outstanding views. Upon entry, you'll find a den/office conveniently located near the front door. The gourmet kitchen boasts a stainless appliance package, cambridge maple cabinets with a charcoal stain, pearl granite counters, a large island, tile backsplash, and under-cabinet lighting. The kitchen seamlessly flows into the great room with a gas fireplace and a dining nook with 10' ceilings, providing access to the upper deck. Completing the main floor is a 2pc bathroom and a mudroom equipped with a custom built-in bench and cabinets off the garage. Upstairs, the bonus room boasts 9-foot ceilings, hardwood flooring, and a bayed window area. The upper level also includes three spacious bedrooms, including the primary suite featuring an ensuite bath with a soaker tub, a large vanity, a separate shower, and a walk-in closet. The walk-out basement is ready for your personal touch, with the sub-floor laid and rough-ins completed for further development. A large egress window is already installed for a future fourth bedroom, along with provisions for a custom wine cellar, laundry, and bathroom. Garden doors open from the basement to the south-facing



backyard. Additional features and upgrades include triple-pane windows, exterior styrofoam insulation, a high-efficiency hot water heater, central air conditioning, a large dog run with a dog door, an 8'x10' shed with Hardie board siding, an underground sprinkler system with a Netro water controller, an insulated and drywalled finished garage, a 240-volt panel for future EV charging, and high-efficiency radiant heat. This home is a must-see! Kincora's charming community is characterized by its impressive tower, rustic stone entry wall, and lantern-lit streets. The neighborhood offers ample outdoor enjoyment with walking paths through 120 acres of environmental reserve and park areas, and nearby Stoney Trail offers easy access in and out of the city.

Built in 2007

Essential Information

MLS® #	A2155330
Price	\$825,000
Sold Price	\$816,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,093
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	123 Kincora Point Nw
Subdivision	Kincora

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0A5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2024
Date Sold	August 18th, 2024
Days on Market	13
Zoning	R-1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

RE/MAX iRealty Innovations

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