

# \$799,900 - 224 Kincora Point Nw, Calgary

MLS® #A2194655

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,029 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

Welcome to this stunning and exceptional home on quiet and coveted Kincora Point! You will be greeted by generous stonework pillars and exterior trim that wraps around to the conveniently covered front entry. Freshly painted trim, new fascia, eavestroughing and a brand new roof to keep you comfortable for years to come.

The main floor features an open floor plan, solid wood cabinetry and crown mouldings, rounded corners and a wall of windows across the great room and substantial dining area, perfect for entertaining!

The staircase with stunning arches leads to the second level where you will find a lofted study complete with built in solid wood cabinetry and workspace and large secondary bedrooms.

Luxury meets comfort in the expansive primary suite featuring a spacious bedroom, dual bench shower, inviting soaker tub, discreet water closet and expansive vanity. A truly extravagant walk-in closet with 16 drawer built in island dresser completes the primary suite of your dreams!

A beautifully landscaped back yard welcomes you home, complete with stamped concrete patio extending the full width of the house and lovely mature trees for quiet evenings around the fire.

Built in 2006



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2194655    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,029       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 224 Kincora Point Nw |
| Subdivision | Kincora              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 0A5              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity, Open Floorplan   |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |

|                   |                                    |
|-------------------|------------------------------------|
| Basement          | Full, Unfinished                   |
| <b>Exterior</b>   |                                    |
| Exterior Features | BBQ gas line, Private Yard         |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaping |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 87                  |
| Zoning         | R-G                 |
| HOA Fees       | 210                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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