# \$825,000 - 208 Kincora Point Nw, Calgary

MLS® #A2188435

## \$825,000

3 Bedroom, 3.00 Bathroom, 2,143 sqft Residential on 0.10 Acres

Kincora, Calgary, Alberta

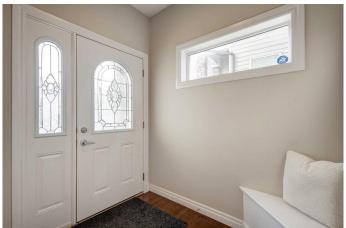
Located on a quiet cul-de-sac in Kincora Point, this beautifully appointed two-story home is perfect for families and entertaining alike. Featuring a stunning formal dining room, with soaring ceilings open to the second level, is elegantly divided from the great room by a striking feature wall with a two-way gas fireplace. The great room flows seamlessly into the bright breakfast nook and the thoughtfully designed gourmet kitchen, which boasts an abundance of cabinetry, ample counter space, stainless steel appliances, granite countertops, and a spacious island with a breakfast bar.

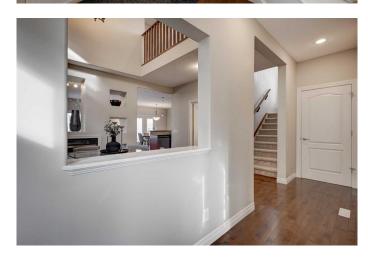
Step through the patio doors onto an oversized deck that spans the width of the homeâ€"ideal for summer barbecuesâ€"while still leaving plenty of space in the beautifully landscaped backyard for kids to run and play.

Upstairs, a sunlit bonus room provides additional living space, while three generously sized bedrooms, including a luxurious primary suite with a spa-like five-piece ensuite, offer comfort and privacy. This home is loaded with premium upgrades, including 9-foot ceilings, granite countertops in all bathrooms, maple hardwood floors, upgraded brushed nickel hardware and light fixtures, and warm neutral paint tones.

This residence also features an attached double garage and impeccable craftsmanship







throughout plus a BRAND NEW ASPHALT SHINGLE ROOF.

Don't miss this opportunity to own a truly exceptional home in one of Kincora's finest locations, situated within minutes from Creekside Shopping Centre, Sallamie Park, and surrounded by walking paths.

Built in 2006

## **Essential Information**

MLS® # A2188435 Price \$825,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,143
Acres 0.10
Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 208 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 4

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Double Sided

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Cul-De-Sac, Landscaped, Rectangular Lot, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Stone

Foundation Poured Concrete

#### Additional Information

Date Listed February 4th, 2025

Days on Market 59
Zoning R-G
HOA Fees 210

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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