



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

505 Kincora Bay NW
Calgary, Alberta

MLS # A2334775



\$739,900

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

Offered for the first time by the original owners, this impeccably maintained, smoke-free residence showcases exceptional care, thoughtful updates, and timeless appeal. Nestled on a quiet bay in the highly sought-after community of Kincora. Step inside to a welcoming front sitting room that creates a warm and elegant first impression. Rich dark oak hardwood flooring extends throughout the entire main level, adding timeless style and warmth. The open-concept design seamlessly connects the spacious living room, dining area, and kitchen, creating an ideal setting for both entertaining and everyday family living. Expansive open-to-above windows flood the home with natural light, while the beautifully appointed fireplace which is just serviced provides as a striking focal point, adding warmth and character to the living space. Designed with both style and functionality in mind, the kitchen features brand new stainless steel appliances, generous counter space, ample cabinetry, and a spacious walk-in pantry. A dedicated main-floor office provides the ideal work-from-home environment, while the laundry room is equipped with a brand-new LG stacked washer and dryer for added convenience. Upstairs, the spacious bonus room offers incredible flexibility play area. The primary suite is a peaceful retreat featuring a vaulted ceiling, an elegant ceiling fan, a generous walk-in closet, and a private ensuite designed for comfort and relaxation. Two additional bedrooms provide generous accommodations for family members or overnight guests. The double attached garage with a new door (2026) comfortably accommodates larger vehicles, while still offering excellent space for storage, bicycles, and outdoor equipment. The unfinished basement complete with bathroom rough-in plumbing and a dedicated dry storage area, it provides an excellent foundation for future development

tailored to your family's lifestyle. Additional upgrades include a brand-new hot water tank, a water softener, and a newer Lennox furnace, enhancing year-round comfort and efficiency. Significant exterior improvements have been completed within the past year, including new shingles, siding, eavestroughs, and fresh exterior paint, allowing you to enjoy peace of mind for years to come. Ideally located just minutes from bus stations, parks, walking paths, and an impressive selection of shopping and everyday amenities—including Costco, Real Canadian Superstore, Co-op, T&T Supermarket, restaurants, caf  s, and more—you'll also enjoy quick access to Beddington Trail and Stoney Trail, making commuting throughout Calgary exceptionally convenient. Beautifully maintained, thoughtfully updated, and lovingly cared for since day one, this exceptional original-owner home offers the rare combination of quality, comfort, and location. A truly wonderful opportunity to own a home that is ready to be enjoyed for years to come.