



**GRASSROOTS**  
REALTY GROUP

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**614 Kincora Bay NW**  
**Calgary, Alberta**

**MLS # A2348043**



**\$750,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,066 sq.ft.                                                            | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Greenbelt, No Back Lane, No Neighbours Behind, Pie Shaped L |               |                   |

|                    |                                                                             |                   |     |
|--------------------|-----------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance |                   |     |

**Inclusions:** none

Welcome to this exquisitely renovated home, blending modern elegance with functional luxury. At the heart of the main floor lies a dream kitchen, thoughtfully designed with built-in high-end appliances, a dedicated bar fridge, pristine quartz countertops, and a custom coffee bar for your morning routine. Whether hosting formal dinners or working from home, the versatile dining room/office space seamlessly adapts to your lifestyle. The expansive living room features a cozy gas fireplace and framed views of the sunny rear deck and private ravine setting beyond. Step upstairs to discover a spacious bonus room, ideal for family movie nights or a play area, alongside three generous bedrooms. The primary suite is a true retreat, boasting a lavishly renovated ensuite bathroom complete with a sleek walk-in glass shower and a serene stand-alone soaking tub. Finished with fresh contemporary paint and stylish luxury vinyl plank (LVP) flooring throughout, there is truly nothing left to do but move in and enjoy. Below, the basement offers endless possibilities with a separate side entrance, making the addition of a legal suite a breeze (subject to city zoning and permits). Outside, the expansive backyard opens directly onto a quiet, peaceful ravine with no rear neighbours, offering unmatched privacy. Situated in the highly sought-after community of Kincora, you are just minutes away from schools, vibrant shopping centres, and major transportation routes for an effortless commute. Schedule your private showing today and experience this turn-key home firsthand!