# \$779,900 - 3 Kincora Glen Bay Nw, Calgary

MLS® #A2259597

## \$779,900

3 Bedroom, 4.00 Bathroom, 1,968 sqft Residential on 0.10 Acres

Kincora, Calgary, Alberta

Welcome Home to Kincora! This home has been thoughtfully designed and built by Ashton Luxury Living. Proud recipient of the 2009 BILD Award, this home has been meticulously maintained and offers a distinctive layout with high ceilings that immediately set it apart from the rest of the community.

The main floor welcomes you with an open-concept design centered around a warm gas fireplace, framed by timeless stonework to the second level- creating an elegant focal point. The kitchen features 9-foot ceilings, rich wood cabinetry, granite countertops, and new stainless steel appliances. A dedicated home office and main floor laundry and access to your attached oversized garage add convenience and flexibility for today's busy lifestyle.

Upstairs, the spacious primary suite offers beautiful views of the green space and walking paths, along with a luxurious 5-piece ensuite and a generous walk-in closet. Two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level.

The lower level provides a large recreation

areaâ€"perfect as a flex space, media room, or second family areaâ€"along with a 2-piece bath and plenty of storage.

Enjoy the sunny south west-facing backyard, with a gas line for your BBQ and peaceful views of the adjacent field. Situated on a desirable corner lot, this home offers both privacy and proximity to parks, pathways, and a wide range of nearby amenities at Creekside







Shopping Centre.

Don't miss your chance to own a truly special home in one of NW Calgary's most sought-after communities.

Built in 2009

#### **Essential Information**

MLS® # A2259597 Price \$779,900

Bedrooms 3
Bathrooms 4.00
Full Baths 2

Half Baths 2

Square Footage 1,968
Acres 0.10
Year Built 2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 3 Kincora Glen Bay Nw

Subdivision Kincora
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0C1

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal

Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In

Closet(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped,

Lawn, Level

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 25th, 2025

Days on Market 40

Zoning R-G

HOA Fees 210

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.