

424 Kincora Bay NW Calgary, AB T3R 1N1

**Residential**  
**Incomplete**  
**Banner:**

A2221542

**DOM:** 0      **LP:** \$799,000.00  
**CDOM:**      **OP:**

***Ravine-Backed Walkout Beauty in Kincora – First Time Ever on the Market!***

<b>Class:</b>	Detached	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Kincora
<b>Type:</b>	House	<b>Ttl Beds:</b>	3
<b>Levels:</b>	Two	<b>F/H Bth:</b>	3/1
<b>Year Built:</b>	2004	<b>RMS SQFT:</b>	2,244.00
<b>LINC#:</b>	<a href="#">0030726830</a>	<b>LP/SF:</b>	\$356.06
<b>Arch Style:</b>	2 Storey	<b>Suite:</b>	No
<b>Possession:</b>	Negotiable		
<b>Lot Dim:</b>		<b>Lot Size:</b>	6684 SF 620.96 SM
<b>Front Length:</b>	13.92M 45' 8"	<b>Lot Depth:</b>	45.32 M 148.69'
<b>Legal Desc:</b>	0413607;8;19		
<b>Legal Pln:</b>	0413607	<b>Blk:</b>	8
		<b>Lot:</b>	19
		<b>Condo:</b>	No
<b>Zoning:</b>	R-G	<b>Tax Amt/Yr:</b>	\$4,715.00/2024
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	S
<b>Restrict:</b>	None Known		

**Public Remarks:** Alright... stop scrolling. You've just found it. That unicorn listing everyone's been waiting for. This is a fully developed walkout home backing directly onto a peaceful ravine in the heart of Kincora. No rear neighbors. Just wide-open skies, mature trees, and that feeling of privacy we all crave. Tucked away on a quiet cul-de-sac, this home has been lovingly maintained by the original owners - and it's never been on the market... until now. Step inside and you're greeted by a bright, open-concept layout designed to make the most of natural light. The large windows frame the ravine views perfectly, creating a sense of calm and connection to nature throughout the home. The main living area features a cozy gas fireplace, perfect for curling up on winter evenings, while the skylight above adds even more daylight to your everyday living space. The kitchen is modern and functional, complete with quality finishes, plenty of storage, island seating, and everything you need to prep meals or entertain with ease. Nearby, you'll find a dedicated dining area for family dinners or special occasions, and a main floor office that makes working from home feel anything but routine. Upstairs, the bedrooms are all generously sized, with the primary suite offering space to unwind, a walk-in closet, and a beautifully appointed ensuite. Downstairs, the fully developed walkout basement gives you even more room to spread out - whether that's movie nights, a kids' hangout, or a home gym. There's also plenty of storage, including an exterior shed for your gear and seasonal extras. Additional features include Hunter Douglas blinds throughout, two hot water tanks, an electric heater in the garage for winter mornings, and thoughtful finishes that speak to the pride of ownership in this Jayman-built home. Step outside and you'll see why this one's special: an entertainer's dream backyard with a spacious glass-railed deck, a stone patio with a cozy fire pit, a private hot tub, and those panoramic ravine views that never get old. You're minutes from everything — Costco, Creekside, Beacon Hill, restaurants, and Stoney Trail for quick access to the entire city. Plus, you're steps from green space, transit, and scenic walking paths that connect you to the beauty of Kincora. Here's the truth — homes like this don't come up often and won't last. If you've been waiting for the perfect combination of location, layout, and lifestyle... this is it.

**Directions:****Rooms & Measurements**

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>							
<b>Baths:</b>	0	1	1	1	0	0	<b>Bed Abv:</b>	3	<b>Main:</b>	108.32	<b>Mtr2</b>	1,166.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	1	0	0	<b>Rms Abv:</b>	9	<b>Upper:</b>	100.15	<b>Mtr2</b>	1,078.00	<b>SqFt</b>
									<b>Blw Grade:</b>	102.66	<b>Mtr2</b>	1,105.00	<b>SqFt</b>
<b>Garage Dims (L x W):</b>									<b>Total AG:</b>	208.47	<b>Mtr2</b>	2,244.00	<b>SqFt</b>

26' 6" x 20' 8"

**Property Information**


<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>Laundry Ft:</b>	Laundry Room, Upper Level
<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Cooling:</b>	None
<b>Construction:</b>	Wood Frame	<b>Fireplaces:</b>	1/Gas, Living Room
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Hardwood, Tile
<b>Exterior Feat:</b>	Fire Pit, Private Yard, Storage	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt Shingle	<b>Balcony:</b>	Awning(s), Deck, Front Porch
<b>Reports:</b>	RMS Supplements		
<b>Parking:</b>	Double Garage Attached, Heated Garage, Insulated	<b>Total:</b>	4
<b>Features:</b>	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s)		
<b>Comm Feature:</b>	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
<b>Lot Features:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Private, Views		
<b>HOA:</b>	\$210.00/Annually		
<b>HOA Include:</b>	Amenities w/HOA		
<b>Goods Include:</b>	Hot Tub, Shed		
<b>Appliances:</b>	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer		
<b>Other Equip:</b>	Central Vacuum/Attachments, Garage Door Opener		
<b>Goods Exclude:</b>	N/A		
<b>Assoc Amen:</b>	Community Gardens		

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>
Foyer	Main	5' 7" x 5' 4"	Kitchen w/ Eating Area	Main	12' 11" x 24' 1"
Pantry	Main	4' 2" x 4' 1"	Dining	Main	12' 6" x 12' 2"
Living	Main	13' 10" x 16' 1"	Mud Rm	Main	6' 4" x 4' 3"
Office	Main	8' 11" x 8' 6"	Other	Main	17' 9" x 12' 1"
Frn/Util	BSMT	16' 10" x 26' 0"	Laundry	Upper	9' 5" x 6' 0"
Game Room	BSMT	25' 10" x 24' 1"	Primary Bed	Upper	16' 7" x 14' 0"
Bedrm	Upper	13' 7" x 12' 1"	Bedrm	Upper	13' 8" x 12' 1"

2pc Bathroom	Main	4`11" x 5`4"	1.50M x 1.62M	4pc Ensuite bath	Upper	12`6" x 11`3"	3.81M x 3.43M
4pc Bathroom	Upper	8`1" x 8`3"	2.46M x 2.51M	3pc Bathroom	BSMT	7`4" x 5`7"	2.23M x 1.70M

#### Agent & Office Information

<b>List Agent:</b>	<a href="#">Mike Abou Daher</a>  team@mikeaboudaher.com	<b>Phone:</b>	<a href="tel:403-809-9386">403-809-9386</a>
<b>List Firm:</b>	<a href="#">Real Broker</a>	<b>Phone:</b>	<a href="tel:855-623-6900">855-623-6900</a>
<b>Firm Address:</b>	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	<b>Firm Fax:</b>	
<b>Appt:</b>	ShowingTime	<b>List Date:</b>	05/15/2025
<b>Showing Contact:</b>	Mike Abou Daher 403-809-9386	<b>Expiry Dt:</b>	09/14/2025
<b>Comm:</b>	3.5% on the first 100k, 1.5% on the balance	<b>With Dt:</b>	
<b>LB Type/Info:</b>	SentriLock/On side of house (gas meter)	<b>Dower Rt:</b>	
<b>Owner Name:</b>	Bonnie Schuldhaus	<b>SRR:</b>	No
<b>Occupancy:</b>	Owner		
<b>Member Rmks:</b>	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).