



GRASSROOTS
REALTY GROUP

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416 Thornhill Place NW
Calgary, Alberta

MLS # A2328333



\$835,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,513 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Enclosed, Front Drive, Interlocking Driveway, Oversized, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub		
Inclusions:	N/A		

Welcome to this newly renovated executive home in the desirable community of Thorncliffe! As you enter this beautiful home, you are greeted with an abundance of natural light! The warm and inviting foyer leads to the large living room featuring French doors that take you to the spacious dining room, sunroom, and kitchen. The gourmet kitchen is a chef's dream with central island, gas stove, built-in oven, chimney hoodfan, quartz countertops, custom white oak cabinetry with full-depth soft-close drawers, and modern floating shelves. Just off the dining room is the 2-piece powder room, pantry with built-in shelves, and mudroom to enter the oversized single attached garage. The bright sunroom exhibits two skylights, perfect for relaxing and reading, and direct access to the large deck overlooking the private backyard. The upper floor boasts a cozy family room where you can enjoy the view of the quiet tree-lined street, four spacious bedrooms, a 4-piece main bathroom, and a beautiful 5-piece ensuite. The primary bedroom is bright and airy and features a versatile private flex space. Step into a luxurious, spa-inspired 5-piece ensuite designed for comfort and relaxation. This elegant retreat features a deep freestanding soaker tub, a spacious glass-enclosed shower, and dual vanities with ample storage. Thoughtfully designed to create a serene atmosphere, this private oasis offers the perfect place to unwind and enjoy everyday luxury. The renovations have been carefully thought out with amazing attention to detail, and high-end finishes throughout! The basement offers an additional 1,000 square feet of space with a separate entrance, providing potential for future development to suit your lifestyle or investment goals. Step outside to enjoy the private backyard featuring a large deck perfect for summer barbecues and outdoor gatherings, a storage shed, and a generous

garden bed ready for the avid gardener. Situated on a conventional lot, the wide lot configuration also provides excellent potential for future garage development. Enjoy an unbeatable location just steps from the Nose Hill Park pathway system with quick access to Deerfoot Trail, McKnight Boulevard, Centre Street, 4th Street, 14th Street, and John Laurie Boulevard. Just minutes to downtown, and steps to public transit with excellent nearby routes including 2, 3, 300, and MAX Green. Conveniently located close to Superstore, Save-On-Foods, No Frills, Starbucks, Deerfoot City (GoodLife Fitness, Walmart Supercentre, Canadian Tire), Shoppers Drug Mart, medical clinics, pharmacies, and much more. Families will appreciate the close proximity to Thorncliffe Elementary, Colonel Sanders School (K-12), Sir John A. Macdonald School, John G. Diefenbaker High School, and James Fowler High School. Shows pride of ownership throughout! Don't miss this opportunity to own this beautiful home!