



GRASSROOTS
REALTY GROUP

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131 Thorncrest Road NW
Calgary, Alberta

MLS # A2332054



\$669,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, RV Access/Par		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: Basement - refrigerator, stove, hood-fan, dishwasher, microwave

Welcome home to 131 Thorncrest Rd NW! This beautifully maintained bungalow has over 1800 sf of living space and is move-in ready! The main floor has gorgeous refinished hardwoods floors, a spacious living room and a kitchen with plenty of cabinets and updated counters and backsplash, stainless steel appliances and an eating nook. There are 3 good sized bedrooms and the main bath to complete this level. The fully finished basement has a separate entrance leading to one of the nicest basement suites you'll see, perfect for multi-generational living. This illegal suite has a living room with cozy wood-burning fireplace, a full sized kitchen with stainless steel appliances, a bedroom and updated 4 piece bath. There is a shared laundry area and storage room. Other updates include a new roof in 2023. This charming home is situated on large lot (57'x100') with plenty of trees for shade and room for the kids to play. There is a multi-tiered deck right off the back entrance in the south facing backyard, a double detached garage with storage underneath, RV parking and raised garden beds. You are just a few minutes away from Thorncliffe School, shopping and transit and an easy commute to downtown,.