



GRASSROOTS
REALTY GROUP

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6031 Thornbank Drive NW
Calgary, Alberta

MLS # A2347485



\$697,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-25-1-W5
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, See Remarks		

Inclusions: Basement refrigerator

OPEN HOUSE Saturday October 10th 1-3pm, come check out this gem. Move in ready with turnkey living with a TOTALLY RENOVATED bungalow on large landscaped FENCED lot with mature TREES in the establish community of Thorncliffe. 4 SPACIOUS Bedrooms, den perfect for home office or flex space, new electrical, electrical panel, rough in electrical for Central AC unit and stack, new furnace (2025) Tank less Instant Hot Water (2022) new windows on main, doors and plumbing (2021) New Stainless Appliances including side by side refrigerator, induction stove for clean finish, dishwasher, microwave smartly hidden in kitchen cabinet, washer and dryer, lower fridge. Kitchen has gorgeous quartz counter tops, clean white finish, eating bar, herringbone tile flooring, pull out drawers, pendent lighting, durable and stylish LPV- Luxury Plank Vinyl hardwood flooring, statement gas fireplace in living room. Massive Recreation/Games room, single attached garage with large concrete driveway for parking. Fantastic location with EASY and QUICK commute access to downtown and numerous conveniences and amenities near such as PARKS including massive Nose Hill Park, playgrounds, arenas, shopping, restaurants, and schools. Reimagined and beautifully finished with an eye for STYLISH details and QUALITY. A rare opportunity, you don't see many charming homes like this come available! Come check it out for yourself.