



GRASSROOTS
REALTY GROUP

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6216 Thornaby Way NW
Calgary, Alberta

MLS # A2350370



\$589,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscape, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island		

Inclusions: N/A

Opportunity knocks to sit and enjoy one of the best views in the area! This 4 bed 2.5 bath home is perched up on the ridge of Thorncliffe and provides stunning unobstructed views overlooking the greenspace and off-leash dog park. This renovated bungalow has been upgraded over the last few years to make the space both functional and cohesive and is the perfect space to curl up and enjoy all the seasons Calgary has to offer. As you enter the home you are greeted with an open floor plan which features a ton of natural light, a well-appointed living room with a gas fireplace which overlooks the updated kitchen and the stunning unobstructed views. Down the hall you will find two well appointed bedrooms, a 4-piece bath as well as primary bedroom and ensuite which overlook the greenspace. The lower-level walkout is a versatile space with plenty of room to entertain, with a 2nd cozy fireplace, an additional 3-piece bath, a flex room which could work as a small additional bedroom, office or storage. A 2nd laundry room has been roughed in as well . This home also comes with a flex extension which could be used as a greenhouse/sunroom in the summer or a hot tub room. Outside the new concrete retaining wall, provides ample space for your own garden and landscaping, or lean into your inner sommelier with grape vines already planted and maturing over the last few years. The updates include newer windows, hardwood flooring throughout, renovated kitchen, updated main bath, newer shingles as well as driveway/pathway. This home is steps away from greenspace, a few short minutes to nose hill which makes it the perfect spot to enjoy with your furry friends plus it's a quick 15 min commute to downtown. A great home to enjoy your Calgary lifestyle! Note: Pictures are from when seller resided in home.

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