



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6323 Thornaby Way NW
Calgary, Alberta

MLS # A2217606



\$749,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Track Lighting		

Inclusions: NA

Move-in ready 4-bedroom home in THORNCLIFFE with a wide-open main floor and tons of natural light! This updated home is conveniently located close to all levels of schools, shopping, commuter roads AND best of all, the walking and cycling paths of Nosehill Park! Perched on an elevated lot, this walk-up bungalow offers hardwood floors, an open kitchen with stainless steel appliances, island, granite countertops and patio doors to the perfect spot for sunny morning coffee, a family room anchored by a brick fireplace, 3 bedrooms, 3 bathrooms including primary with 2 pce ensuite, and a basement with kitchenette IDEAL for big gatherings and long-term guests. Additional features include fresh paint throughout, brand new carpet, on-demand hot water system, 2 fireplaces, and attached double garage. The low maintenance, southwest facing backyard is fully fenced and includes a shed, patio area just outside the primary bedroom, and a separate parking pad that is perfect for your RV, boat or extra parking. This beautiful home is a must see.