



**GRASSROOTS**  
REALTY GROUP

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**5432 Thornbriar Road NW**  
**Calgary, Alberta**

**MLS # A2238147**



**\$799,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,898 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Jetted Tub, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained, sun-filled 4-bedroom home, ideally situated on a prime corner lot in the vibrant inner-city community of Thorncliffe. With over 2,586 sq ft of developed living space, this property features a large open-concept kitchen—perfect for family gatherings, everyday living, and entertaining with ease. The fully finished basement offers additional living space with a fourth bedroom and bathroom, ideal for a home office, guest suite, gym, or media room. An attached double garage and 2.5 bathrooms add to the home's comfort and functionality. Enjoy unparalleled convenience with nearby schools, parks, shopping, public transit, and scenic bike paths all just steps away. Whether you're raising a family or looking to invest in a well-located home, this is a rare opportunity you won't want to miss. Book your private showing today!