



GRASSROOTS
REALTY GROUP

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6119 Thornaby Way NW
Calgary, Alberta

MLS # A2240427



\$543,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,002 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Lovely bright and sunny bi-level home located in the desirable community of Thorncliffe. Featuring four bedrooms, two bathrooms, and an illegal basement suite, this home allows for lots of family potential. As you enter the main floor you are greeted by a nice foyer and large living room including a unique key hole archway. Ahead you find the nice sized kitchen and separate formal dining room leading to the large deck. Down the hall to the right are two large bedrooms including the primary with double closets. A four-piece bath completes the main floor. Headed down to the lower level is a nice large family room and beautiful wood burning fireplace. Two bedrooms, a full size kitchen and 3-piece bath allow for this level to be used as a separate illegal suite. Outside is a lovely fenced back yard perfect for family time. Thorncliffe provides easy access to amenities, Deerfoot trail and many schools and shopping. You can check out this "As Seen On TV" community, recently featured in "Hello, Love Again" currently #5 on Netflix! This home will be sure to go quickly, so don't hesitate and contact your realtor today to schedule a viewing!