



GRASSROOTS
REALTY GROUP

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135 Thorncrest Road NW
Calgary, Alberta

MLS # A2257114



\$669,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	986 sq.ft.	Age:	1954 (71 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Asphalt, Double Garage Detached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s), Tankless Hot Water, Vinyl Windows

Inclusions: Chimney Hoodfan, Built-In Microwave, Garage Door Opener and 1 remote, Basement Stove, Basement Over the Range Microwave, Basement Fridge, Tankless Hot Water Tank

CUTE. CHIC. COMPLETELY REDONE. Welcome to 135 Thorncrest Road — a fully renovated gem tucked into the peaceful, canopy tree-lined community of Thorncliffe. This stylish home was refreshed in 2022 and rebuilt with love (and all the big-ticket upgrades): new windows, roof, electrical, plumbing, furnace, insulation, TANKLESS hot water heater, gas stove, luxury vinyl floors… even the built-in microwave and dishwasher are fresh and fabulous. Upstairs you’ll find a lovely front entrance with built-in coat, toque and shoe storage. Check out this living room with a big SKYLIGHT and large windows facing the front yard. Right beside the Living room is your kitchen which has some stunning cabinetry, ANOTHER SKYLIGHT, fun windows facing your back/side yard and top of the line appliances. Heading down the hall, you will find THREE bright bedrooms, 1.5 bathrooms, and an airy open layout with room to relax, while the fully suited lower level offers ANOTHER THREE bedrooms, 2 bathrooms, and shiny new appliances (virtually never used!). There’s one washer/dryer set in the basement PLUS hookups upstairs if you want to add a second! Outside, the stucco is in great shape and the HUGE corner lot is the ultimate blank canvas: tiered yard, detached garage, RV parking, and space for at least 5 vehicles (before you even count street parking!). Stroll to nearby schools, soak up nature at Nose Hill Park just 10 minutes away, or zip downtown or to the airport in no time — all while enjoying the tranquility of this mature, quiet neighborhood. A rare find with endless potential, and yes… she’s as cute as she sounds.