



GRASSROOTS
REALTY GROUP

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6312 Thorncliffe Drive NW
Calgary, Alberta

MLS # A2278293



\$649,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Separate Entrance		

Inclusions: N/A

WOW! Fantastic size, superior location, and extensive upgrades make this beautiful bungalow an incredible value. This fully finished 3+1 bedroom home offers over 2,000 sq. ft. of developed living space and a functional, family-friendly layout. The main floor features three bedrooms including a generously sized primary, a 4-piece bathroom, a spacious custom maple kitchen with granite countertops, stainless steel appliances, walk-in pantry, and plenty of room for dining. The large living room is flooded with natural light thanks to a gorgeous bay window, creating a warm and welcoming space. The lower level is fully developed with a fourth bedroom, full bathroom, recreation room, and a handy storage/flex room, offering excellent versatility for guests, teens, or a home office. Upgrades include newer hardwood flooring, new vinyl tile-look flooring in the bedrooms and rec room, new paint throughout, new front door, new back patio and fencing and updated electrical panel, switches, and outlets. Outside, enjoy a private, treed, and fully fenced yard backing east with south exposure- perfect for sunny mornings and afternoons. Cat lovers will appreciate the direct yard access and outdoor kitty condo. Completing the package is a detached rear garage with 220 wiring and ample storage. Located in a prime, established community, just steps from schools, shopping, playgrounds, transit and a major recreation centre offering a pool, gym, and hockey rink, with easy access to Nose Hill Park and downtown. Simply a beautiful home in an unbeatable location- this is one you must see.