



**6312 Thorncliffe Drive NW  
Calgary, Alberta**

**MLS # A2278293**



**\$649,900**

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

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