



**6307 Thornaby Way NW
Calgary, Alberta**

MLS # A2292423



\$599,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,093 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Level, No Back Lane, Rectangular Lot		

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

Inclusions: N/A

Opportunity knocks in Thorncliffe! This 4 level split offers endless options to make this your forever home. Located on a quiet street and entering the market for the first time, this family home requires a few finishing touches to take it to the finish line. Gorgeous curb appeal complete with mature tree coverage in the front and back will have you wanting more. The main level screams potential with generous sized living and dining room areas and the possibility of opening up the entire main floor from the kitchen out. The kitchen includes a tasteful combination of stainless steel appliances, backsplash, white cabinetry, and overlooks the private and fenced back yard. Upper level includes 3 good sized bedrooms and a full bathroom. The primary bedroom includes a 2 piece ensuite as well. Third level has another bedroom, a half bathroom, and a large family room complete with wood burning fireplace. Lower level is unspoiled - perfect for your future development ideas. Newer washer/dryer and furnace. There is also plenty of storage. Show and sell.