



**12 Thornwood Place NW
Calgary, Alberta**

MLS # A2302065



\$799,000

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,534 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Lawn, Level, Many Trees, No Back Lane, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Granite Counters, Recessed Lighting, Storage		

Inclusions: Basement Fridge, 2 x Garden Shed

Welcome to 12 Thornwood PI NW in the established neighbourhood of Thornccliffe! This traditional floorplan bungalow has over 2,700 sq ft of finished living space. 4 bedrooms and 3 bathrooms make this the perfect family home. Situated on a fully landscaped and fenced, large pie shaped lot siding onto a green space at the end of a cul-de-sac. The main floor layout is perfect for family and entertaining. The front living room off the foyer leads to the dining room and kitchen. There is a large family room with wood burning fireplace separating the 3 bedrooms & 4pc bath from the rest of the house. The nice sized primary bedroom has 2 closets and a 2pc ensuite. Central air conditioning & central vacuum throughout. The basement is fully finished with the rec room offering recessed lighting, a gas burning fireplace and an oversized entertainment unit with bookcases and loads of storage. There is a 4th bedroom and 3 pc bathroom, perfect for older kids with a laundry room and storage finish off this functional space. Newer furnace installed in 2013 and new hot water tank in 2020. The exterior of this home has everything you need including, a back patio with private deck, inground sprinklers, security lights, concrete RV parking pad and two garden sheds. The double attached garage is heated with a large driveway providing additional parking. The roof was replaced in 2009. Close to all amenities, schools, SAIT, University of Calgary and Foothills Medical Center. Under 20 minutes to downtown with easy access to 14th St, Centre St and Deerfoot Trail.