



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**12 Thornwood Close NW**  
**Calgary, Alberta**

**MLS # A2136349**



**\$749,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** 2 Electric Stoves, 2 Fridges, 2 set of washer and dryer, 1 Dishwasher

Wow!! Completely Renovated home in desirable Upper Thorncliffe area that is nice and quiet. Great Bi-Level 2213 square feet with 3 bedrooms up, and a separate entrance with 3 bedroom illegal Suite that you can generate some extra income. Perfect to Live Up Rent Down or 2 generations living together. Deluxe Vinyl Plank throughout the whole house. Large Living Room with modern Electric Fireplace, Huge kitchen island with Quartz countertops, White kitchen cabinets extended to ceiling. 3 Bedrooms up with one full bath, separate laundry for the main floor. Lower level with separate entrance, secondary kitchen and large Family Room with wood burning fireplace, 3 bedroom and one full bath and laundry. Large lot 6878 square feet, with Double detached garage and RV parking in the partial fenced backyard. Close to schools, bus and Nose Hill Park. 15 mins to Downtown and easy access to the Airport.