



**6127 Thornaby Way NW  
Calgary, Alberta**

**MLS # A2146749**



**\$949,900**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	3,346 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting, Sloped Down, Sloped Up,		

<b>Heating:</b>	Mid Efficiency, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Dry Bar, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 outdoor wood couches included, additional gas range, x2 fridges

Welcome to this stunning, spacious home built in the 1970s, nestled in a serene neighbourhood of Thornciff and cherished by its original family who built this home. This is truly a family home. This residence boasts over 3300 square feet above grade, offering ample space for comfort and entertaining. As you step through the front door, you're greeted by a magnificent curved staircase that sets the tone for the elegance found throughout the home. Three distinct living spaces provide versatility and ample room for family gatherings or entertaining guests. The heart of the home, the kitchen, includes a large island, perfect for casual dining and meal prep. The kitchen seamlessly connects to the formal dining room, making it ideal for hosting dinner parties, yet has a door so you don't have to see the mess while you enjoy meals with family and friends. The laundry room is situated in the large mudroom with a door to the side of the home. The main floor laundry room adds to the home's functionality. The family room features a stone wall and built-in bookshelves with a wood-burning fireplace that adds warmth and ambiance, creating inviting, relaxing spaces. Head to yet another huge family room over top of the garage that is currently used as an exercise room and a gaming room. A private, concrete back patio provides a secluded area for relaxation and outdoor dining. Venture upstairs to find a luxurious primary bedroom retreat with a spacious walk-in closet and a 4-piece ensuite. This sanctuary offers a private escape with its own private wood-burning fireplace with a gas starter. Three additional large bedrooms and a 5 piece bathroom provide comfort and space for family or guests. An elevated front patio offers breathtaking views of downtown Calgary, perfect for enjoying morning coffee or evening vino to enjoy the nighttime city lights. If you're a fan of cooking, pickling, and winemaking or

have a large family, you may enjoy the summer kitchen, bar, and an additional family room on the lower level with its own entrance. Subject to city approvals and permitting, the lower level may have the possibility of being another separate independent living area if so desired. The extra-large garage and expansive driveway offer plenty of parking for guests and family members, enhancing the home's functionality. This beautiful home, with its spacious layout, elegant design, and numerous amenities, is perfect for those who love to entertain and enjoy a luxurious lifestyle. All of this can be yours for under a million dollars, making it an exceptional value in today's market.