



**6023 Thornaby Way NW  
Calgary, Alberta**

**MLS # A2155590**



**\$699,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,595 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Heated Garage, RV Access		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bidet, Ceiling Fan(s), Central Vacuum, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** None

This Remarkable 4 bed, 3 bath Bi-Level sits on a huge lot in the highly sought after community of Thorncliffe and comes with a double attached garage at the front and double detached garage at the back plus RV parking. The main floor offers almost 1600sq/ft of living space and comes with large windows that bring in tons of natural sunlight. Pride of ownership exudes through-out with beautifully stained wainscoting both upstairs & down. The kitchen comes with ample cupboard/counter space, ceiling solar tubes for added light plus a cool retro diner bench seating area that opens to a separate dining room. The front living room comes with a large bay window plus a stone faced gas fireplace. At the back you will find a massive bonus room with vaulted ceilings and a wall of windows. Completing the main level is a good sized master bedroom with a 4pc bath plus two additional bedrooms, both with Parquet flooring and a 4pc bath. The basement is fully developed offering a huge family room with a wood burning brick surround 2nd fireplace plus a recreational/flex area with built-in cabinetry and wet bar. Completing the lower level is a 4th bedroom, laundry area, extra storage room, a workshop area plus a 4pc bath and a separate walk-up entrance leading directly to the backyard. Additional bonuses include; Electrical Panel Box (2021), H.E Furnace (2020), Hot Water Tank (2013), built-in vacuum system, two heated double garages, an RV pad with gate plus 2 storage sheds and a covered, interlocking brick, patio area. Extensive landscaping with mature trees and beautiful rubber coated front steps and side walkways. Located close to schools, parks, pathways and Nose Hill Park plus easy access to shopping, restaurants, main roadways and the DT Core. This home is a must see !!