

6119 Thornaby Way NW  
Calgary, Alberta

MLS # A2195691



**\$579,500**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,002 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Lovely bright and sunny bi-level home located in the desirable community of Thorncliffe. Featuring four bedrooms, two bathrooms, and an illegal basement suite, this home allows for lots of family potential. As you enter the main floor you are greeted by a nice foyer and large living room including a unique key hole archway. Ahead you find the nice sized kitchen and separate formal dining room leading to the large deck. Down the hall to the right are two large bedrooms including the primary with double closets. A four-piece bath completes the main floor. Headed down to the lower level is a nice large family room and beautiful wood burning fireplace. Two bedrooms, a full size kitchen and 3-piece bath allow for this level to be used as a separate illegal suite. Outside is a lovely fenced back yard perfect for family time. Thorncliffe provides easy access to amenities, Deerfoot trail and many schools and shopping. You can check out this "As Seen On TV" community, recently featured in "Hello, Love Again" currently #5 on Netflix! This home will be sure to go quickly, so don't hesitate and contact your realtor today to schedule a viewing!