

6112 Thornaby Way NW  
Calgary, Alberta

MLS # A2177768



**\$660,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Underground Sprinklers, Rectangular Lot		

<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>	Brick, Masonite, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Storage, Wood Windows		

**Inclusions:** Hot Tub - As Is

This spacious 1,930 SF four-level split boasts 4 bedrooms, 3 bathrooms, and a beautifully updated kitchen with abundant cabinet and counter space, stainless steel appliances, and a cozy breakfast nook. All bathrooms have been renovated, and stylish new doors throughout the home add a modern touch. Enjoy the comforts of this exceptional home both inside and out. The kitchen window offers a view of the meticulously manicured, southeast-facing backyard, featuring a massive treated wood deck—perfect for entertaining or relaxing. The added bonus is the underground sprinkler system. This home is ideally situated on one of the area’s best streets, just a block from Egerts Park. Thorncliffe is family-friendly neighborhood known for its parks and schools, Don’t wait on his one!!