

\$665,000 - 6235 Thornaby Way Nw, Calgary

MLS® #A2123134

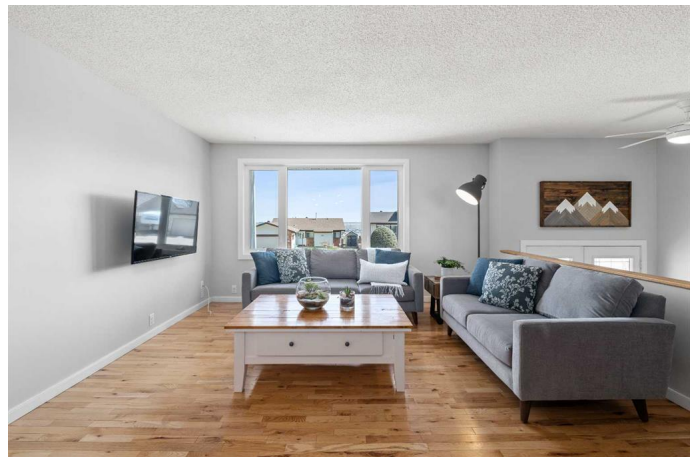
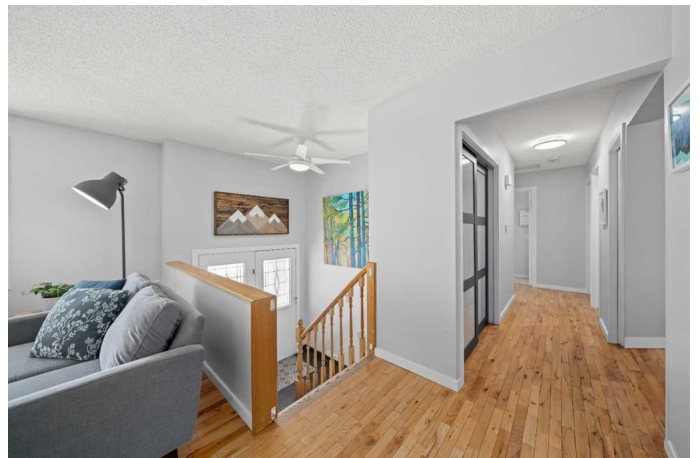
\$665,000

4 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.14 Acres

Thorncliffe, Calgary, Alberta

IMPECCABLY MAINTAINED bi-level, pride of ownership is extremely evident! A SUNNY WEST-FACING OVERSIZED BACKYARD is beautifully landscaped providing a wonderful outdoor oasis. Inside this inviting sanctuary is a spacious OPEN FLOOR PLAN, an abundance of NATURAL LIGHT, HARDWOOD FLOORS and STYLISH DÉCOR. Culinary creativity is inspired in the kitchen featuring STAINLESS STEEL APPLIANCES including a new dishwasher, loads of cabinets and counter space and a BREAKFAST BAR ISLAND overlooking the living room. The interactive living and dining rooms ease entertaining with DESIGNER LIGHTING, a large picture window and clear sightlines for unobstructed conversations with family and guests. Most of the windows have been replaced in 2019, several with TRIPLE-PANE and both the exterior and interior have been PAINTED IN A FRESH COLOUR PALLET. Generously sized, the primary bedroom is a soothing escape at the end of the day, DUAL CLOSETS and a PRIVATE ENSUITE add to your comfort. Both additional bedrooms on this level are bright with easy access to the 4-piece main bathroom. A BUILT-IN MUDROOM at the rear exit has lots of hidden storage for coats, shoes and book bags. The FULLY FINISHED, SUNSHINE-FILLED BASEMENT is the perfect extension of the home. Gather around the charming WOOD-BURNING FIREPLACE flanked by built-ins in the inviting rec room. A



ton of extra space enables additional room for a play area, home gym or office. A 4TH BEDROOM with elegant WAINSCOTTING and another full bathroom is ideal for guests. Soak up the west sun in the huge backyard thanks to the OVERSIZED LOT. A 2-TIERED DECK ensures plenty of room for barbeques and time spent unwinding, while 2 large grassy areas bestows extra play space for kids and pets. The walkway leads to the OVERSIZED 22' X 22' DOUBLE GARAGE, built in 2016 and fully permitted. Phenomenally located in the community of Thorncliffe boasting one of the biggest community centres in Calgary with bowling lanes, ice rinks, racquetball, a lounge and much more. Plus the Thorncliffe Aquatic and Recreation Centre and Judith Umbach Library are mere minutes away. Easy access to Deerfoot Trail and downtown for commuters, walking distance to Egert's Park and Nose Hill Park for outdoor enthusiasts and to the Thorncliffe off-leash park for dog owners. Also close to parks, major transit routes, great schools and shopping. This home has it all!

Built in 1976

Essential Information

MLS® #	A2123134
Price	\$665,000
Sold Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,174
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached

Style	Bi-Level
Status	Sold

Community Information

Address	6235 Thornaby Way Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5K8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 26th, 2024
Days on Market	8

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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