

\$1,895,000 - 5303 Thornbriar Road Nw, Calgary

MLS® #A2163294

\$1,895,000

4 Bedroom, 5.00 Bathroom, 2,606 sqft

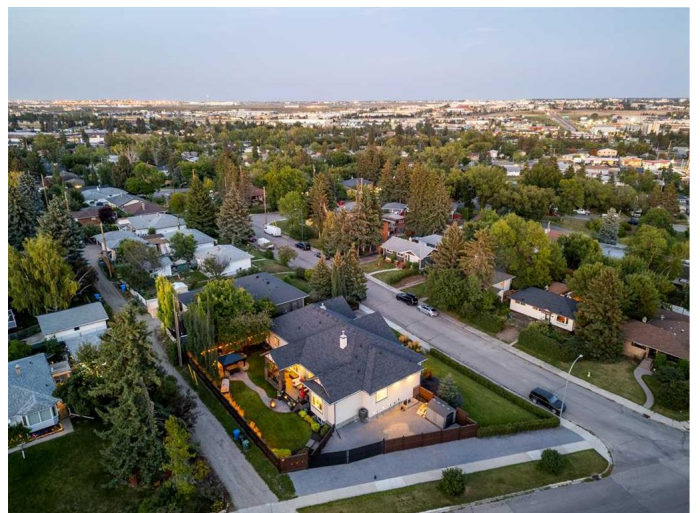
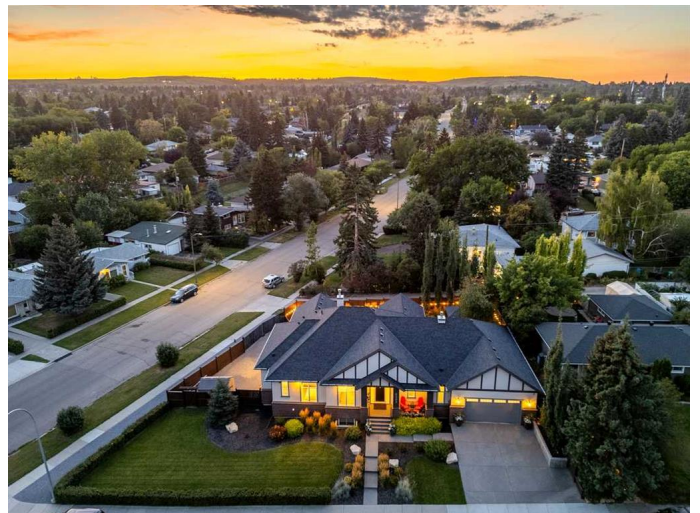
Residential on 0.25 Acres

Thorncliffe, Calgary, Alberta

This exceptional custom-built bungalow, crafted by renowned builder Adrien Maillot and completed in 2019, is nestled on a generous 0.25-acre corner lot in the tranquil community of Thorncliffe. Offering a total of 5,049 sq ft of thoughtfully designed living space, the home features an open and inviting layout that combines elegance with functionality. The main level, spanning 2,606 sq ft, boasts soaring 10 ft ceilings and includes two spacious bedrooms, each with its own ensuite bath, a naturally lit office, a powder room and a mudroom equipped with closet organizers. The spa like master ensuite has in-floor heating, dual vanities, steam shower and a Bain Ultra geyser tub. The living room is highlighted by a striking Montigo gas fireplace with a brick wall feature, complemented by built-in storage and sliding patio doors that fill the space with natural light.

At the heart of the home is the gourmet kitchen, featuring a large Caesarstone quartz island, custom cabinetry, a massive pantry and top-of-the-line appliances, including a 48" Subzero refrigerator, a Wolf 6-burner gas range with griddle, double ovens, a 54" pro wall hood and fan blower and a Miele dishwasher. A cozy dining area with a shiplap ceiling opens onto the expansive back deck.

The fully finished lower level extends the living space by 2,443 sq ft, with 9 ft ceilings, in-floor heating throughout, and an inviting bar and



entertainment area complete with a Napoleon gas fireplace. This level also offers two additional large bedrooms with walk-in closets and ample natural light, a shared Jack-and-Jill bathroom, a well-equipped gym (which can be converted into a fifth bedroom), a powder room and a recreation room, providing endless possibilities for family living and entertaining.

The property's exterior is equally impressive, with meticulously landscaped grounds, mature trees, extensive greenery creating a private oasis and a 7 zone automatic underground irrigation system. Outdoor spaces include a stamped concrete patio with natural gas connections, a covered Trex composite deck, a gazebo, and an RV pad with gated alley access and an RV electrical outlet.

Practicality meets luxury with a 4-car tandem heated garage featuring in-floor heating, a large sink, and ample storage—ideal for car enthusiasts or hobbyists. Additional features such as a state-of-the-art security system, central vacuum system, smart lighting, high-efficiency HVAC systems, and triple-glazed windows ensure modern comfort and peace of mind.

Located in a quiet neighborhood known for wide streets, low traffic, and ample street parking, the home is just minutes from downtown Calgary, the University of Calgary, and the airport, with easy access to major routes in all directions. The neighborhood offers numerous amenities, including grocery stores, popular restaurants, parks such as Nose Hill and Confederation, and convenient paved pathway access, perfect for outdoor enthusiasts.

Built in 2018

Essential Information

MLS® #	A2163294
Price	\$1,895,000
Sold Price	\$1,900,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,606
Acres	0.25
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5303 Thornbriar Road Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2X7

Amenities

Parking Spaces	6
Parking	Driveway, Heated Garage, Insulated, Oversized, Plug-In, Quad or More Attached, RV Access/Parking, RV Gated, Tandem

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, RV Hookup
Lot Description	Back Yard, Corner Lot, Gazebo, Landscaped, Many Trees, Street Lighting, Underground Sprinklers, Yard Lights, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 16th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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