



THE
A-TEAM

**RE/MAX
FIRST**

6112 THORNABY Way, Calgary T2K 5K9

MLS®#: **A2177768** Area: **Thornccliffe** Listing Date: **11/08/24** List Price: **\$660,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **6,479 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,134**
 Low Sqft:
 Ttl Sqft: **1,134**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (1 2)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Level,Underground Sprinklers,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Masonite,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Storage,Wood Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`1" x 12`5"
Dining Room	Main	9`1" x 8`4"
Entrance	Main	3`6" x 3`10"
Bedroom	Second	9`6" x 8`9"
2pc Ensuite bath	Second	5`0" x 4`2"
Living Room	Lower	10`9" x 16`4"
2pc Bathroom	Lower	4`10" x 9`0"

Room	Level	Dimensions
Breakfast Nook	Main	7`4" x 9`0"
Living Room	Main	11`10" x 16`0"
Bedroom	Second	10`5" x 7`11"
Bedroom - Primary	Second	13`1" x 11`9"
4pc Bathroom	Second	8`6" x 4`11"
Bedroom	Lower	8`8" x 12`5"
Storage	Basement	24`3" x 16`8"

Laundry

Basement

12`7" x 21`10"

Family Room
Legal/Tax/Financial

Basement

11`2" x 21`2"

Title:
Fee Simple
Legal Desc:

7510527

Zoning:
R-1

Remarks

Pub Rmks:

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!!

Inclusions:
Property Listed By:

Hot Tub - As Is
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









