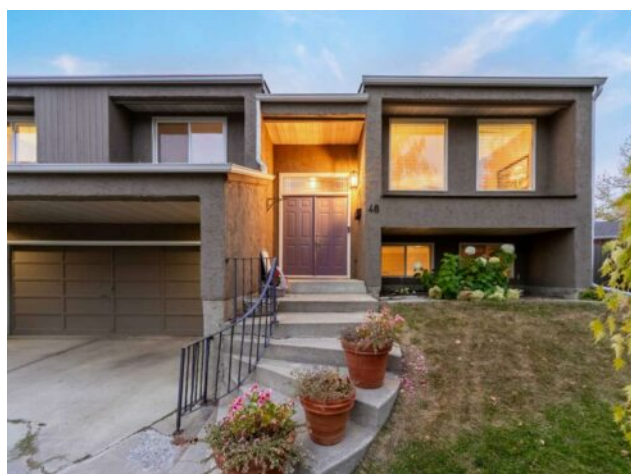


## 48 Thornwood Close NW Calgary, Alberta

MLS # A2262334



# \$765,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,368 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Garden, Irregular Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting		

Inclusions: None

Look no further; this wonderful fully updated home has been meticulously maintained over the years; shows pride of ownership throughout. The home is fully developed with a total of four generous size bedroom with 2.5 baths, two wood burning fireplaces, and best of all Central Air Conditioning for year round comfort. This home sits on a massive hillside lot (0.26 acres) with views of Nose Hill Park and close to many greenspaces and pathways within the neighborhood, a spacious patio and manicured landscaping. This family oriented community has all levels of schools and offers quick and easy access in and out of the community; only 10 minutes into downtown and 10 minutes to the airport. As you enter this home the foyer is generous in size; unlike the traditional foyer of a bi-level that you are cramped for space. The main floor has wonderful original hardwood throughout, three bedrooms and the primary bedroom has a wonderful three piece ensuite. There is also laundry room on the main floor for your convenience. The living room and dining area is very spacious; ideal for hosting large family gatherings. The kitchen is fully updated with a large center island featuring Caesarstone Quartz counter tops. and is complimented with gorgeous stainless steel appliances that includes a gas stove and two built-in ovens with the abundance of custom made cabinets. Entering the lower level there is a cozy family room with a wood burning fireplace. The lower level features a fourth bedroom and there is also a two piece bathroom. Two entrances to the heated oversized double garage which you will absolutely love. Don't miss out on this fabulous opportunity to live in one of Calgary's best community; call for your private viewing today.