



## 24 Trafford Place Calgary Alberta

\$750,000

Welcome home to this lovely updated bungalow in tranquil Thorncliffe. Located just STEPS FROM EGERT'S PARK and multiple off leash dog park areas, you will find multiple transit options, schools, shopping, entertainment, and all within a 12 MINUTE DRIVE TO DOWNTOWN. With a LOT OVER 6800 SQ FEET, you are sure to enjoy the outdoors sitting out on your COVERED DECK in the front, or preparing a feast in the OUTDOOR KITCHEN in the back, complete with an outdoor gas cooktop and all new hookups for your gas barbeque. The front yard has been completely transformed with new concrete curbs to separate the green space with the freshly updated HUGE DRIVEWAY, and new retaining walls complete with planters. The backyard is an enormous space including a deck/patio, large grass area, a garden, greenhouse complete with a heater and grow lights, shed, and massive tandem GARAGE OVER 43' LONG! The house exterior has been impeccably kept and updated including, newer roof, exterior paint from ground to soffits, newer windows on main floor and brand new JELDWIN EGRESS WINDOWS in the basement. The basement was recently TAKEN BACK TO STUDS with new furnace, new HWT, new electrical panel, new wiring, and plumbing all PROFESSIONALLY INSTALLED. Vinyl flooring, upgraded insulation to walls and ceiling, and a new city installed water shut off was also added. The laundry room in the basement is completely wired and plumbed to easily be converted to a kitchen. Completing the basement is a bedroom, storage room, full bathroom, laundry room and a large living area complete with a GAS FIREPLACE. The main floor has been extremely well kept and has some updating including windows but most recently completed was all new wiring. No expense has been spared. The insulated and FULLY FINISHED GARAGE is a dream complete with drive through from driveway to alley, 2 overhead doors with openers, GAS ...

Recreational, Games room 15.25 Ft x 24.00 Ft

Bedroom 12.17 Ft x 11.58 Ft

Laundry room 10.75 Ft x 15.08 Ft

3pc Bathroom 5.67 Ft x 6.17 Ft

Furnace 11.25 Ft x 8.25 Ft

Other 10.33 Ft x 14.92 Ft

Living room 12.25 Ft x 17.42 Ft

Primary Bedroom 10.50 Ft x 12.25 Ft

Bedroom 10.92 Ft x 8.33 Ft

Bedroom 10.92 Ft x 7.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Storage Measurements not available

4pc Bathroom 10.42 Ft x 4.83 Ft