



## 40 Thornaby Crescent Calgary Alberta

\$749,999

AMAZING VIEW & LOCATION This 2367.54 sq/ft dev Walkout BI-LEVEL is Clean & Simple, Freshly painted & Delivers a panoramic City lights view of the skyline, All the way from east-west. Stunning sun rises as the first light comes over the horizon painting the sky w/vibrant colors. The sun moves across the skyline all day & keeps backyard sunny. You'll never miss a super moon or blue full moon! They sit bigger than life outside in the window. Located in established neighborhood w/large tree lined roads. Neighborhood utility lines are buried underground giving an openness to the views from the house & the neighborhood. Enjoy superior road services in this few block area of Thorncliffe. Property taxes have stayed low in comparison to other neighborhoods. The house has exceptional water pressure. All levels of schools are close but easily avoidable so you don't get caught up in school drop offs & pickups. WOODBURNING gas start fireplace on mn level & gas switch furnace fireplace downstairs. Bth floors have big windows making winter w/twinkling lights of the city view at night bright & cozy. Oversized fridge. Great house for parties, kids, dogs. Floors are 11 mm manufactured wood w/heavy underlay & ceramic tile. Large, private yard perfect for outdoor gatherings. Freshly painted lower level is above ground w/big windows=bright/doesn't feel like basement. Provides incredible multi-use potential w/separate entrance, under stairs storage, covered deck & large backyard w/NEW 6 'x 9' cedar shed (storage). Lower level includes bedrm, full bath, kitchenette (fridge/stove/dishwasher), large laundry & living room w/fireplace making it ideal for huge primary bedrm suite, teenagers that want their own living area or extra income. The nighttime view is SPECIAL, watching the moon & planes circle/land at airport (quietly as neighborhood is a no-fly zone) over city lights & downtown. Vi...

4pc Bathroom 8.83 Ft x 8.67 Ft

Bedroom 11.25 Ft x 12.33 Ft

Kitchen 8.67 Ft x 10.75 Ft

Recreational, Games room 25.25 Ft x 14.75 Ft

Furnace 11.25 Ft x 11.42 Ft

2pc Bathroom 4.50 Ft x 5.67 Ft

Bedroom 10.08 Ft x 8.92 Ft

Bedroom 10.00 Ft x 8.92 Ft

Dining room 11.83 Ft x 9.08 Ft

Kitchen 11.42 Ft x 15.08 Ft

Living room 15.33 Ft x 15.50 Ft

Primary Bedroom 11.83 Ft x 11.92 Ft

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

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://clientfirst.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

