



## 6223 Blackthorn Crescent Calgary Alberta

\$625,000

Nestled in a quiet cul-de-sac, this charming 3-bedroom, 2-bathroom bungalow in the sought-after Thorncliffe community offers a fantastic opportunity for relaxed and convenient living. The living and dining areas are filled with natural light from large windows and feature hardwood flooring, creating a warm and inviting atmosphere. The expansive kitchen provides plenty of cupboard space, ideal for meal prep and storage. Three well-sized bedrooms and a 4-piece bathroom complete the main floor. Downstairs, the fully finished basement offers a versatile rec room, perfect for a family space, home gym, or entertainment area. The lower level also includes a laundry, additional storage, and another 4-piece bathroom, making it a practical extension of the home. Out back, you'll find a spacious backyard with a grass area, a storage shed, and a greenhouse frame with rain barrels, perfect for those with a green thumb. The triple detached garage, accessible from the alley, is a rare find, featuring high ceilings, a car lift, in-floor heating, floor drains, and a 2-piece bathroom--a dream for automotive enthusiasts or anyone in need of extra workspace. The garage is also fully drywalled, insulated, and equipped with shelving, cupboard space, and a workbench. Additionally, there is an extra parking space beside the garage, ideal for a trailer or RV. This home is move-in ready but also offers a great opportunity for those looking to renovate and customize the space, with the access and layout well-suited for future development, making it ideal for additional living space or income-generating opportunities. Living in Thorncliffe, you'll have the convenience of being steps from Laycock Park, the Thorncliffe Off-Leash area, and the Nose Creek walking and biking pathways. With quick access to Centre Street, 64th Ave, and Deerfoot Trail, commuting is a breeze. The neighborhood is minut...

4pc Bathroom 11.08 Ft x 11.92 Ft

Recreational, Games room 13.33 Ft x 38.17 Ft

Other 11.42 Ft x 25.67 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

Bedroom 11.58 Ft x 9.58 Ft

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Dining room 14.08 Ft x 6.67 Ft

Kitchen 10.08 Ft x 15.75 Ft

Living room 14.08 Ft x 10.75 Ft

Primary Bedroom 10.08 Ft x 14.25 Ft

Listing Presented By:



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