

6216 Touchwood Drive NW
Calgary, Alberta

MLS # A2335967



\$779,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Separate Entrance		

Inclusions: N/A

Welcome to this beautiful walkout bungalow, situated on a very quiet and highly desirable street in the wonderful community of Thorncliffe. This charming home offers two spacious primary bedrooms on the main level, each complete with its own ensuite, a spacious kitchen and dining area, and an oversized living room featuring a cozy wood-burning fireplace and impressive floor-to-ceiling front windows that fill the space with natural light. The main level also features convenient upstairs laundry. Step outside onto the back deck, where you can enjoy stunning views overlooking the lush and beautifully landscaped backyard, the perfect place to relax and enjoy your own private outdoor oasis. The property also features an oversized double heated garage, a private entrance to a suited (illegal) basement with its own separate laundry, and a carriage house (illegal) above the garage, creating an incredible investment opportunity with two privately living spaces that can generate rental income each month. Beautifully landscaped front and back yards, a desirable location, multiple living spaces, and fantastic income potential make this a property with so much to offer. Don't miss out on this stunning Thorncliffe property!