

**268 Fallswater Road NE**  
**Calgary, Alberta**

**MLS # A2162877**



**\$488,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	779 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Street Lighting, Priv		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Garage heater

Welcome to Fallswater Road! This charming bilevel offers 2 bedrooms up and one in the lower level and over 1300 SQFT of TOTAL living space. The main floor living room is anchored by a cozy fireplace and is filled with natural light and the eat-in kitchen offers ample prep and storage space. Two bedrooms and a full bath complete the main level. Newer renovations and features completed over the last few years include newer roof, windows and doors, front porch, furnace, exterior and interior paint and more! The finished lower level offers a wet bar area, open rec room and a third bedroom and half bath that just needs a new shower. The lower area allows a buyer the opportunity to add future value by remodelling and bringing up to the same beautiful standards as the rest of the house. For those who love to make the most of our warmer days, the backyard is a much loved and beautifully designed oasis with multiple sitting areas to enjoy and privacy screens to add to that retreat feeling. With an oversized 23.5x23.5 detached double garage, shed, and parking/ RV pad, there is more than enough room for storage, parking, projects, or toys! Beautifully maintained with real pride of ownership.