

116 Falmere Way NE
Calgary, Alberta

MLS # A2181501



\$475,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,053 sq.ft.	Age:	1988 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-GC

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

Charming 2-Storey Home in Falconridge, Welcome to this lovely 2-storey home in the heart of Falconridge, offering a functional layout with thoughtful updates. Step into the bright and inviting main floor, featuring a newer white kitchen with ample cabinets, plenty of counter space, and updated stainless steel appliances. Patio doors lead you to a spacious backyard, perfect for entertaining or relaxing. The cozy living room at the front of the home provides plenty of space for family gatherings. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bath. The fully developed basement adds even more versatility, boasting a family room, an additional 4-piece bath, and a bonus room that can serve as a playroom or den. The property also includes a single detached garage and is ideally situated close to schools, shopping, and major roadways, ensuring convenience at every turn. Don't miss this opportunity—mark your calendar for December 5th and get ready to make this your new home!