

228 Faldale Close NE
Calgary, Alberta

MLS # A2195947



\$475,000

Division:	Falconridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	891 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Rectangular Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum		

Inclusions: Storage Shed, Pergola

Welcome to your new home in Falcon Ridge! Nestled on a peaceful street surrounded by charming homes and just a few doors down from a tot lot, this delightful 3-level split has everything you could wish for. It's conveniently close to a park, shopping, schools, and churches, with easy access to McKnight Blvd and Stoney Trail, making your daily commute a breeze. Here's why you'll love this home: ~ Upgraded and Modern: The house has been lovingly updated with a newer roof, windows, doors, and screen doors. Peace of mind and comfort! ~ Thoughtful Layout: Upstairs, you'll find 2 cozy bedrooms and a full bathroom. The main floor features a welcoming living room, dining room, and kitchen. Downstairs, there's a versatile flex space currently used as the master bedroom. ~ Convenient Laundry Setup The washer and dryer are conveniently located in the second bedroom upstairs, but if you prefer, they can easily be moved back to the basement. (quote can be provided) ~ Beautiful Backyard: Step outside to a beautifully landscaped backyard – your own private oasis, ideal for relaxation and entertaining. ~ Oversized Garage: The oversized garage offers plenty of space for your vehicles and storage needs. AND a paved alley! ~ Ample Storage: With a large crawl space, you'll never run out of storage room. PLEASE NOTE: there is NOT a separate entrance to the basement. A 2nd bathroom may be possible in the small 2nd bedroom in the basement.