



32 Fallingworth Court NE
Calgary, Alberta

MLS # A2301348



\$509,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	981 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Lawn, No Back Lane, Pie Shap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage		

Inclusions: 2nd Refrigerator in Basement, Fire Pit in Backyard

OPEN HOUSE: Sunday, May 3rd - 11:00am to 1:00pm **** WELCOME to FABULOUS, AFFORDABLE LIVING in Falconridge! ****
Boasting over 1,800 SQ FT of LIVING SPACE, this WONDERFULLY REFRESHED, SINGLE DETACHED BI-LEVEL HOME offers 4 SIZEABLE BEDROOMS, 2 FULL BATHS, a BRIGHT, EXPANSIVE FLOOR PLAN, a FULLY FINISHED BASEMENT, and a HUGE LOT. The property also includes a LARGE SIDE YARD with IMPRESSIVE CONCRETE WORK and WIRING IN PLACE for a FUTURE HOT TUB, plus a LANDSCAPED BACK YARD complete with GARDEN BOXES and a FIRE PIT — making this home a Definite *MUST-SEE*. The Kitchen presents STAINLESS STEEL APPLIANCES, NEW QUARTZ COUNTERTOPS, and AMPLE STORAGE. ENJOY preparing Delicious Meals on your GAS STOVE/RANGE while hosting FAMILY and FRIENDS in the SPACIOUS LIVING and DINING AREA. The MAIN FLOOR 3-PIECE BATHROOM showcases an UPDATED, RELAXING RAINFALL WALK-IN SHOWER, while the FULL 4-PIECE BATHROOM DOWNSTAIRS includes a SOAKER JET TUB -- Perfect for Unwinding. The FINISHED BASEMENT also includes a GRAND-SIZED RECREATIONAL ROOM, along with 2 ADDITIONAL WELL-PROPORTIONED BEDROOMS highlighted by LARGE, BRIGHT WINDOWS. **** ADDITIONAL RECENT UPGRADES **** include Durable HARDIE BOARD SIDING (2021) and a NEW ROOF (2021), providing PEACE OF MIND for years to come. Nestled in a QUIET CUL-DE-SAC, this Peaceful Home is IDEALLY LOCATED within WALKING DISTANCE to MULTIPLE SCHOOLS, TRANSIT, and AMENITIES GALORE — including Restaurants, Shops, Grocery Stores, Medical Clinics/Labs, Parks, Playgrounds, and WALKING/BIKING TRAILS — with EASY ACCESS to

MCKNIGHT BLVD, STONEY TRAIL, METIS TRAIL, and MORE! ** Schedule Your Private Showing Today! **