



GRASSROOTS

REALTY GROUP

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**218 Falmere Way NE
Calgary, Alberta**

MLS # A2304868

\$489,000



Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to your new home. Amazing property in Falconridge. Recent renovations throughout the house, showing 10/10. A total of 4 bedrooms, 4 bathrooms, and 2 living rooms. All 3 floors fully updated. Very Spacious and smart design / layout. The Main floor greets you to the open concept design for the primary living room with dining room with the Kitchen around the corner. Also on the main floor is additional space for the family room, main guest washroom and laundry on the main floor. Upstairs you will find 3 bedrooms and 2 bathrooms, a 4PC and a 2PC Ensuite. The Lower Level is designed for your entertainment and offers extra room for whatever you need. There is also one more bedroom in the basement and a full bathroom and large REC Room. This house has been completely updated with new paint, flooring, trim, washrooms,,, and so much more. Decent size backyard to build your garage or leave it as. Come and view this house today.