



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

96 Fallswater Road NE
Calgary, Alberta

MLS # A2307053



\$489,900

Division:	Falconridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	991 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Oversized, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Aluminum Siding , Vinyl Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Bar

Inclusions: n/a

Welcome to this charming and well-maintained 4 Level Split, perfectly situated on a quiet street in a family-friendly neighborhood. Offering a functional layout, generous living spaces, and a large lot, this home presents an excellent opportunity for families, first-time buyers, or investors alike. Step inside to discover a bright and spacious living room featuring large front windows that flood the space with natural light, creating a warm and inviting atmosphere. The main floor offers a seamless flow into the kitchen and dining area, complete with ample cabinetry, functional counter space, and a cozy breakfast nook overlooking the front yard. The home features multiple well-sized bedrooms with neutral finishes, providing comfortable and versatile spaces for family living, guests, or a home office setup. A full bathroom on the upper level adds convenience and functionality. The fully developed basement expands your living space with a large recreation room highlighted by a stunning stone feature wood burning fireplace—perfect for entertaining or relaxing. Additional rooms in the basement provide flexibility for a 3rd bedroom, home gym, office, or hobby space, along with a separate laundry/utility area offering plenty of storage. Outside, you’ll find a spacious backyard ideal for enjoying the outdoors, complete with a covered patio/deck area—perfect for summer BBQs or relaxing in the shade. The oversized 24x26 foot double garage provides ample room for parking, storage, or workshop use. Located close to schools, parks, shopping, and amenities, this property offers both comfort and convenience in an established community. Call your Favorite Realtor to come view today.