



**72 Faldale Close NE
Calgary, Alberta**

MLS # A2308996



\$559,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

2 Bedroom Illegal Basement Suite | AFFORDABLE Bungalow WITH 1075 sq/ft | PRIME LOCATION IN FALCONRIDGE | Ready to move in or rent out! ! You will love this BEAUTIFUL 5 Bedroom and 3 Bathroom Must see ! fully remodeled Bungalow. Quiet Neighborhood and perfect house | Abundant natural light throughout the home from the many over sized windows. Stunning living area and formal dining space The spectacular gourmet kitchen and living space, stainless steel appliances. The impressive master retreat contains a large walk closet and half bath. 2 other bedrooms share the main bathroom. Fully Finished Illegal basement Suite with separate entrance offers an abundance of space, 2 generous size Bedrooms and 4pc bathroom and newer Custom Kitchen Cabinets. Lower level has separate laundry. The large quiet backyard offers great privacy. Newer high efficiency furnace. This family-oriented community has access to the best schools. Truly an amazing home. endless green space. Don't miss this MOVE-IN READY home. Call to view..