



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

276 Fallswater Road NE
Calgary, Alberta

MLS # A2313977



\$535,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	858 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance		

Inclusions: n/a

HIGHLY RENOVATED | illegal Suite | Separate Entrance To The Basement | Double Garage With 240v Outlet - Welcome to this beautifully updated 4 bedroom bungalow located on a QUIET street! Inside, the home has been EXTENSIVELY upgraded with new kitchens, bathrooms, flooring, carpet, paint, baseboards, doors, and more. The main level offers a BRIGHT open concept layout with 2 spacious bedrooms, a full bathroom, dining room, and laundry. The modern TWO TONE kitchen has plenty of cabinets, a beautiful white quartz countertop, and a large island! The basement features a 2 bedroom ILLEGAL SUITE with its own SEPARATE ENTRANCE, full bathroom, and separate laundry! The SPACIOUS backyard features a LARGE DOUBLE GARAGE with a 240V outlet, EXTRA storage space, and a UPDATED garage door. Located in a convenient location, this home is within WALKING distance to Falconridge Elementary School, St. John XXIII K-9 school, bus stops, parks, and a quick drive to Don Hartman Sportsplex! With lot's of upgrades already completed, a quiet street location, and excellent nearby amenities, this is a fantastic opportunity in Falconridge!