



GRASSROOTS
REALTY GROUP

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**32, 1515 Falconridge Drive NE
Calgary, Alberta**

MLS # A2315136



\$449,900

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,208 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Welcome to this beautiful, totally renovated, yet another designer Town house this time in desired Community of Falconridge. Ideal for Big Families looking for a huge space as we feel when you moving in to your dream home, you deserve to have everything, so this home comes with all the home's furniture, AC for summer days since Calgary is getting warmer, water softener for your comfortable shower and drinking water, zero gravity massage chair for relaxing after a long day, all included with incredible price hard to believe but true indeed. Unit comes with 5 beds, 1.5 washroom, private backyard with deck, assign plug in parking stall just front of the unit, also having visitor parking along with ample street parking. Imagine seeing your kids conveniently walking to the school, transit, and Don Hartman for recreation activities, shopping, major high ways all around and yes its is very pet friendly condominium that has water sewer included in condo fee that it self is saving of around 150\$ a month from your utility bill. Lets go inside, once you enter the home, will be greeted with bright and huge dinning and brand new Kitchen with quartz, pantry and SS Appliances, 2 pc washroom, living having a sunny view from your private backyard to decent size deck having a clear view since no house behind, vinyl plank through out the main floor. Upper floor comes with 3 generous bedrooms and master bed in particular is humongous with double closets for both spouses and have access from ensuite to full 4 pc washroom. Basement have a flex space, family/living/ Gaming room what ever you like to use for along with flex/Office leading to laundry and Furnace room. . Upper and lower floor comes with high end carpet. Enjoy the showing and feel free to call for your private showing thx

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