



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

71 Falton Drive NE
Calgary, Alberta

MLS # A2315489



\$419,900

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	914 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, Rear Drive, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

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

Inclusions:	N/A
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TOTALLY REDONE HOME!! JUST LIKE BRAND NEW. SUPERB LOCATION-CLOSE TO ALL AMENITIES-SCHOOLS/PLAYGROUND/SHOPPING ETC. FULLY DEVELOPED BI-LEVEL HOME WITH LOTS OF WINDOWS AND OPEN PLAN. MAIN FLOOR - BIG LIVING ROOM WITH CORNER FIRE PLACE, FORMAL DINING AREA, BIG KITCHEN, 2 BEDROOMS AND FULL BATHROOM. BASEMENT - FAMILY ROOM, SPICE SUMMER KITCHEN AREA, SMALL DINING AREA, 2 BEDROOMS, FULL BATHROOM AND UTILITY ROOM. STUCCO SIDING, REAR YARD AND PARKING FOR 2 CARS AND MUCH MORE.