



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

72 Faldale Close NE
Calgary, Alberta

MLS # A2320216



\$529,900

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:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

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. Enjoy the large, newly painted deck and recently completed landscaping. This family-oriented community has access to the best schools. Truly an amazing home. Don't miss this MOVE-IN READY home. Call to view.