



GRASSROOTS
REALTY GROUP

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268 Falton Drive NE
Calgary, Alberta

MLS # A2322093



\$498,500

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this 2 storey detached home in the established community of Falconridge. Offering nearly 1,200 sq. ft. of living space including a fully developed basement, this home provides plenty of room for growing families, first time buyers, or investors. The bright main floor features a spacious living room, dining area, functional kitchen, and a convenient 2 piece bathroom. Upstairs, you'll find three comfortable bedrooms, including a generous primary bedroom, along with a full 4 piece bathroom. The fully developed basement expands your living space with a large family room, games/recreation area, and a versatile den/home office, perfect for working from home, hobbies, or additional storage needs. Conveniently located close to schools, parks, shopping, public transit, and major roadways, this property offers excellent value and accessibility in a family friendly neighbourhood.