



GRASSROOTS
REALTY GROUP

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250 Falmere Way NE
Calgary, Alberta

MLS # A2322960



\$419,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	875 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected, Phone, Sewer Connected, Ur
Features:	See Remarks		

Inclusions: none

Renovated single house, Bi-level, 2 bedroom upstairs with 2 bedroom in basement. Main floor has spacious living room with formal dining room and a China cabinet. Brand new high quality Kitchen cabinets with soft closing doors, and beautiful quartz countertops with quartz back splash, brand new dishwasher, new hoodfan, and new flooring in kitchen and bath and hallway. Basement is fully finished with a huge recreation room, and 2 bedroom (1 of the bedroom does not have egress window.) it also has 2 full baths, 1 upstairs and 1 in basement. Newer vinyl siding and roof and hot water tank. walk to elementary school and bus. Show pride of ownership and is priced to sell!