



131 Fallswater Road NE
Calgary, Alberta

MLS # A2324671



\$599,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,203 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this professionally renovated, down-to-the-studs home offering the quality and peace of mind of a near-new build in an established neighbourhood. Ideally located on a quiet street beside greenspace, you'll enjoy easy access to schools, parks, playgrounds, walking paths, shopping, transit, and major roadways, including Deerfoot Trail and Stoney Trail. Extensively redesigned with approximately 500 sq. ft. added to the main level, this exceptional home showcases quality craftsmanship and premium finishes throughout. The bright, open-concept main floor features 3 bedrooms, 2 full bathrooms, including a beautiful primary ensuite with heated tile floors & walk-in closet, convenient upper-level laundry, and a stunning kitchen complete with quartz countertops, custom cabinetry, stainless steel appliances, and a large island overlooking the spacious living and dining areas. The renovation extends well beyond cosmetic updates. Major improvements include Hardie Board siding, new main-floor windows, new shingles, updated plumbing and electrical throughout, a new furnace, new hot water tank, and new appliances, providing exceptional value and long-term peace of mind. The fully finished illegal basement suite offers outstanding flexibility with 1 bedroom, 1 full bathroom, a full kitchen, separate laundry, and high-end finishes throughout, making it ideal for extended family, multi-generational living, or mortgage-helper potential. Outside, the large, fully fenced backyard features a brand-new fence, storage shed, and ample space to build a future oversized double garage while still leaving plenty of room for kids, pets, and outdoor entertaining. Offering over 1,200 sq. ft. of above-grade living space, a beautifully finished lower level, and virtually every major component professionally updated, this is a rare opportunity to own a truly turnkey home

where quality craftsmanship and attention to detail are evident throughout.