



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

88 Faldale Close NE
Calgary, Alberta

MLS # A2327135



\$450,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Level, Pie Shaped Lot		

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

Inclusions: Sheds

This lovingly maintained two-storey home has been cherished by the same owners since 1985 and is ready for its next chapter. Situated on a large lot on an excellent street surrounded by fantastic neighbours, this home reflects decades of thoughtful care and pride of ownership throughout. Gleaming hardwood floors flow throughout the spacious, sun-filled living and dining rooms. The dining area overlooks the expansive backyard and is filled with beautiful morning light. The spacious kitchen features custom cabinetry along with newer appliances, offering plenty of storage and workspace. A convenient 2-piece bathroom completes the main floor. Upstairs you'll find three bedrooms, including a spacious primary retreat at the front of the home with a large closet. The bright 4-piece bathroom offers the added bonus of a window for natural light, a feature not commonly found in similar homes throughout the area. The basement provides an abundance of flexible space ready to be transformed into whatever the next owners envision, while already offering a large recreation area and ample storage. Outside, the oversized backyard provides plenty of room to enjoy with expansive green space, two storage sheds conveniently located on either side of the home and a large paved rear parking pad with ample space for multiple vehicles or even a trailer. Over the years, the home has seen numerous valuable updates including a hot water tank, siding, soffits, eavestroughs and other thoughtful improvements. Ideally located close to schools, parks, playgrounds, shopping, restaurants, public transit and the Falconridge Community Centre, residents also enjoy quick access to the nearby Genesis Centre, Prairie Winds Park, Stoney Trail and McKnight Boulevard, making commuting and everyday conveniences exceptionally easy. Checkout the 3D Virtual Tour

and book your showing today!