



**GRASSROOTS**  
REALTY GROUP

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65 Falmere Way NE  
Calgary, Alberta

MLS # A2327205



**\$479,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge                                  |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 2 Storey                                     |               |                   |
| <b>Size:</b>     | 1,480 sq.ft.                                 | <b>Age:</b>   | 1988 (38 yrs old) |
| <b>Beds:</b>     | 5                                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Parking Pad               |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Interior Lot |               |                   |

|                    |                                                                                      |                   |      |
|--------------------|--------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Wood                                                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Separate Entrance |                   |      |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

**ILLEGAL BASEMENT SUITE | LOCATION |** Attention Investors & First-time home buyers, Fabulous 2-storey home with over 2,100 sq. ft. of developed living space, featuring 5 bedrooms and 3.5 bathrooms. This well-maintained property offers a bright living room, spacious dining area, functional kitchen, and a beautifully designed family room &mdash; perfect for growing families. Ideally located with easy access to all amenities including Co-op, schools, public transit, and the Genesis Centre, making it convenient for all age groups. The main floor welcomes you with a versatile den featuring a vaulted ceiling, leading into an upgraded kitchen complete with 3 cm granite countertops and fully functional appliances to make cooking and entertaining enjoyable. Hardwood and laminate flooring throughout the main level add warmth and elegance, along with a convenient half bathroom. Carpeted stairs lead to the cozy second floor, which offers a spacious primary bedroom with large closets and a private ensuite bathroom, along with two additional bedrooms and a shared full bathroom. The fully developed basement with SEPARATE Entrance includes 2 bedrooms, 1 full bathroom, kitchen, a spacious living area, and a dining space. Additional highlights include concrete pads at both the front and back of the home, a deck, and a storage shed.