



GRASSROOTS
REALTY GROUP

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108 Falconridge Close NE
Calgary, Alberta

MLS # A2327799



\$475,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,187 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Additional Parking, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Brush, City Lot, Cul-De-Sac, Irregular Lot, Landscaped, Level		

Heating:	Forced Air, Wood	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Natural Woodwork, See Remarks, Wet Bar		

Inclusions: Corner china cupboard in kitchen

LOCATION! CONDITION! PRICE! This property holds the 3 main pillars of a REAL ESTATE PURCHASE… Located on a QUIET CUL DE SAC across from a GREEN AREA on a huge pie lot with plenty of room for off street parking OR that GARAGE you may have only dreamed about having, CLOSE TO SCHOOLS, SHOPPING, TRANSIT, RING ROAD TO AIRPORT, and all family oriented amenities, including OFF LEASH area for your fur baby. The PROUD OWNER for 42 years offers this VERY WELL MAINTAINED HOME with good curb appeal features low maintenance stucco siding, 4 total bedrooms, Master with HIS “n” OURS closets and ensuite bathroom, bright kitchen with eating area, upgraded granite counter tops and cupboards, loads of cupboard AND counter space, formal dining room has patio doors to semi wraparound west facing, AWNING COVERED BARBECUE DECK and humongous back yard with separate off street parking for you RV and/or numerous vehicles. Main floor also includes a cozy sunken living room with fieldstone mantel type fireplace and looking on to peaceful front green space.. THE practically developed basement with semi private entrance features a separate WORKSHOP, laundry area, WET BAR, GAMES ROOM, including pool table with accessories, and family oriented TV/FLEX room. 2300+ sq. ft. of total living area in a well maintained one owner home in a location 2nd to none on a country sized private lot across from a green area!!! It all spells S.U.P.E.R. V.A.L.U.E. Do not let this one pass you, “BUY”