



GRASSROOTS
REALTY GROUP

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4 Fallswater Road NE
Calgary, Alberta

MLS # A2329294



\$499,000

Division:	Falconridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,296 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Other, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

RENOVATED / CORNER LOT/ WALKING DISTANCE TO 3 SCHOOLS / 2 LIVING AREAS AND 1 REC-Family SPACE / 2 FULL BATH UPSTAIRS / AC / EXTENDED DOUBLE GARAGE

Welcome to 4 Fallswater Road NE – a beautifully renovated home that stands out from the average home in the community. Situated on a desirable corner lot with east-facing exposure, this home offers a bright and spacious layout featuring 4 bedrooms, 2 living rooms, an additional recreation/family space, and plenty of room for the whole family. The home has been fully renovated and features brand-new appliances, air conditioning (A/C), and 2 full bathrooms upstairs, making it ideal for growing families. The extended double attached garage provides extra space for larger vehicles, storage, or a workshop, adding even more functionality to this exceptional home. Pride of ownership is evident throughout, with every detail reflecting the exceptional care this home has received over the years. Location is another major highlight, with 3 schools (elementary, middle, and high school) within walking distance, along with a bus stop and recreation centre just minutes away. You’ll also appreciate the convenient access to shopping, parks, and major roadways, making everyday living easy and convenient. If you’re looking for a move-in-ready home with modern upgrades, generous living space, a practical family-friendly layout, and an unbeatable location, this is one you won’t want to miss. Homes with this combination of features, space, and convenience rarely come available.