



GRASSROOTS
REALTY GROUP

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**173, 20 Falbury Crescent NE
Calgary, Alberta**

MLS # A2330298



\$315,000

Division:	Falconridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: \$ 395

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: Coat bench in entrance, pergola in yard

This home is a must see, located in a quiet complex in Falconridge, and only blocks from schools, shopping, transit routes and close to great amenities like Prairie Winds Park - perfect for your family! As you walk through the home you can sense the love and warmth it offers your family. The home was fully updated in 2016 including kitchen, floors, trim and doors, paint, appliances, bathrooms and basement development. Be welcomed into a generous foyer with included hall tree before falling in love with the rich wood cabinets, stone counters and stainless steel appliances (including newer fridge) surrounding a spacious dining area. Next find yourself in the large living room that can accommodate plenty of seating, and flowing out sliding patio doors to a your own private yard with pergola covered patio perfect for family fun or entertaining. The main floor also offers a 2 piece powder room for your guests. On the second floor you'll find the main 4 piece bathroom and two bedrooms for the kids, before you get lost in the spacious primary bedroom! In the basement, you'll find a large family room great as a play or entertainment room, a convenient 2 piece bathroom and another flex room perfect as an office, gym, hobby room or whatever works for you. The laundry room is there too, with newer washer and dryer. There is ample street parking in addition to your designated parking stall steps from the front entrance. Book your showing soon, this great home won't last long!