



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44 Falwood Crescent NE
Calgary, Alberta

MLS # A2332232



\$464,900

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,160 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters, Tankless Hot Water		

Inclusions: 3 Wall Mounts for tv's

Your new home is waiting for you in the amenities rich neighbourhood of Falconridge. This fully finished two storey on a massive corner lot will not disappoint with room for the whole family to be comfortable. The main floor offers a large living room, a fully appointed kitchen with eat in dining area and a two piece bathroom complete this level. Head upstairs to find three good sized bedrooms including a large primary bedroom. The main five piece bathroom is fully updated and will not disappoint. The lower level is fully finished with an additional bedroom, three piece bathroom and large family room. The backyard offers multi level decks perfect for year round bbq's and a great space to entertain. Park your two cars inside your double detached garage , extra vehicles or an rv is not a problem we have rv parking also. With a prime location next to an elementary school you can watch the children walk to school. This home is move in ready and waiting for you .