



GRASSROOTS
REALTY GROUP

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179 Falshire Drive NE
Calgary, Alberta

MLS # A2333722



\$485,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions: none

Beautiful renovated home in Falconridge, located on a lot facing the green and elementary school, and also backing to green. 1 years old new sidings on house and garage . Home features new luxury vinyl plank floorings throughout the house. 1 year old New dishwasher and washer, Home featured spacious living room combining together with formal dining room. Very Nice high quality newer Lino flooring in kitchen and bath and stairsteps. New toilet and vanity in half bath. Kitchen has cherry kitchen cabinets, and glass back splash. Newly reglazed tub in main bath. Fresh paint throughout and Upstairs there are 3 bedrooms , a full bath. Basement is fully finished, and easily to be suite w separate entrance. Basement has recreation room, 1 bedroom, 1 full bath and a kitchenette with sink, no stove. House also comes with a huge oversized garage of 24X25.5 feet which has extra high ceiling as well. back yard is poured concrete patio. This beautiful house is priced to sell!