



GRASSROOTS
REALTY GROUP

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55 Falton Close NE
Calgary, Alberta

MLS # A2335541



\$469,999

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	785 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Insulated, Oversized, RV Access/Par		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		
Inclusions:	None		

Welcome to this beautifully updated, move in ready home tucked into a quiet residential pocket of Falconridge with limited through traffic. Offering 4 bedrooms, 2 full bathrooms and a fully developed basement, this home provides plenty of space for a growing family. The bright and inviting main level features a stylish renovated kitchen with quartz countertops, stainless steel appliances, modern cabinetry and a distinctive island, complemented by comfortable living and dining spaces. The split foyer layout provides excellent separation between levels, while the developed lower level offers 2 additional bedrooms, a full bathroom and a spacious family room, perfect for guests, teens, a home office or additional family space. Outside, enjoy a large raised deck, fenced backyard and oversized double detached garage with rear lane access. Schools, parks, playgrounds, shopping, transit and the Don Hartman North East Sportsplex are all just minutes away, along with convenient access to major routes and everyday amenities. Offering an exceptional combination of modern updates, functionality, space and location, this is a home you can simply move into and enjoy. Come see everything it has to offer!