



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

60 Falmere Court NE
Calgary, Alberta

MLS # A2336940

\$534,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parkade		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	ENERGY STAR Qualified Equipment, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully updated bungalow located on a quiet cul-de-sac in the peaceful and family-friendly community of Falconridge. Offering 5 bedrooms and 2 full bathrooms, this spacious home provides an excellent layout for a growing family or those looking for comfortable living space throughout. The main floor features 3 generously sized bedrooms and a full bathroom, along with a bright and spacious open concept living and dining area. The large kitchen offers plenty of cabinetry and workspace, making it ideal for everyday family living and entertaining. The fully developed basement adds 2 additional bedrooms, a full bathroom, and generous living space, providing flexibility for a large family, guests, or a home office. The home has been thoughtfully renovated and updated, with major improvements already completed. The living room, dining area, and kitchen have been transformed with a modern open-concept design. New flooring and carpet throughout the main floor and basement were completed approximately two years ago, while the kitchen features newer appliances, including a refrigerator, range, and dishwasher. Additional updates include a newer washer and dryer and newer furnace. Step outside to enjoy a professionally updated backyard, completed last year and offering a great space for relaxing, entertaining, and family enjoyment. With significant time and investment already put into the renovations and upgrades, this home offers the convenience of move-in-ready living without the hassle of major renovation work. ENJOY ADDD COMFORTS WITH CENTRAL AIR CONDITIONG. This is a highly desirable community that has amenities such as 3 min walk to gas pump & market, 15 min drive to the YYC International Airport, 15 min drive to Cross Iron Mills shopping center with a potential future LRT station & access from Deer foot and

Stoney Trail. This home is ready to accommodate families of all sizes. Call your favorite realtor to book the showing as this beautiful house won't last longer!