



GRASSROOTS
REALTY GROUP

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48 Falton Rise NE
Calgary, Alberta

MLS # A2343097

\$495,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,051 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, RV Carport		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s)		

Inclusions: NONE

Fully renpvated bi level in the last few years,With new windows,new shingles,New kitchen cabinets, new granite countertops,newer appliances. House comes with 3 good size bedrooms on the main level.Master with 2pce-ensuite fully finished basement with 2 bedroom illegal suite[one bedroom without window].Kitchen with eating area and deck going to the back yard .Oversized double detached heated garage[can fit 3 small cars]+one car carport.walking distance to all three levels of schools,halfblock to the bus route.Close to shopping and lrt station.Vacant for quick possession.Very easy to show any time.House shows very well.One of the best locations in falconridge.Will not last at this price.