



GRASSROOTS
REALTY GROUP

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109 Falmere Way NE
Calgary, Alberta

MLS # A2214840



\$479,500

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,062 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Private		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

This house has total 4 Bedrooms, 2 and half Bathrooms, super convenient Location, fully completed basement with 1 full bathroom in the basement. Beautiful private yard comes with Huge space. There is a lot of parking space in the front of the house. Back yard has great size space for families to access. Beautiful yard is fully fenced. Walking distance to bus stop, schools, shopping center and gas station. It is easy to downtown, and Stoney Trail. This is a great resident and investment opportunity. You must see it.