



GRASSROOTS
REALTY GROUP

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431 Falmere Road NE
Calgary, Alberta

MLS # A2219404



\$599,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: N/A

This well-maintained and fully updated home nestled in one of the most convenient community of Falconridge offers generous living space across two fully developed floors. The main floor features 3 bedrooms, a full 4-piece bathroom, and an additional half bath, perfect for family living. The open-concept layout is enhanced by beautiful laminate flooring, stylish feature walls, and large windows that fill the space with natural light. The basement boasts 2 more bedrooms and a full bathroom, along with its own kitchen and a large rec room—an ideal setup for multi-generational living or rental potential. Additional highlights include an oversized double detached garage to fulfil your parking needs, a separate side entry to the basement for added privacy, air conditioning for year-round comfort, and a fully fenced yard for security. The front yard is adorned with a lovely tree, enhancing the home's curb appeal. Located in the desirable Falconridge neighborhood, this home is just moments from shopping, schools, the Don Hartman Sportsplex, and public transportation, providing excellent convenience for everyday living. Don't miss this opportunity — schedule a private viewing today!