



**GRASSROOTS**  
REALTY GROUP

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**207 Fallswater Road NE**  
**Calgary, Alberta**

**MLS # A2220133**



**\$574,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Refrigerator and Stove in Basement

An excellent opportunity to own an UPDATED, FULLY FINISHED BUNGALOW featuring an illegal SUITE in basement, with parking in an OVERSIZED DOUBLE GARAGE! Nestled on a QUIET STREET, this home is within WALKING DISTANCE to parks, scenic walking paths, schools, public transit, and the LRT station, making it ideal for families or commuters. RECENTLY UPDATED, this home boasts numerous improvements including NEWER TRIPLE PANE WINDOWS that flood the home with natural light, NEWER EXTERIOR METAL SIDING, SHINGLES, FASCIA & SOFFITS, MODERN LIGHT FIXTURES, FRESH PAINT (including ceilings), UPDATED LAMINATE and VINYL PLANK flooring and a RENOVATED MAIN BATHROOM. The kitchen includes some NEWER APPLIANCES such as a refrigerator and electric stove (2023), while the laundry area features UPGRADED WASHER and DRYER units. Additional enhancements include a NEW FURNACE MOTOR on a well-maintained furnace. The main floor offers a BRIGHT and SPACIOUS LIVING ROOM and a generously sized eat-in kitchen with room for a full-sized dining table. The master bedroom comfortably fits a KING-SIZED BED, while the two additional bedrooms are generously sized and share a beautifully RENOVATED FULL BATHROOM. The fully finished basement, with a SEPARATE ENTRANCE, features a very spacious living area complete with a WOOD BURNING fireplace and feature wall with built-in shelves/cabinets, a kitchenette with space for a dining set, a fourth bedroom, a three-piece bathroom, and a versatile WALK-IN CLOSET/STORAGE ROOM. Large windows allow for lots of NATURAL LIGHT! Both levels have access to a private, shared laundry area. Set on a large, private pie-shaped lot, this property also includes an OVERSIZED DOUBLE GARAGE - perfect for vehicles, storage

or workshop space. This home offers FANTASTIC VALUE for the savvy buyer and is ideal for a large family seeking comfort and convenience in a well-established neighborhood. With an elementary school just a few blocks away, PARK, WALKING PATHS, AMENITIES including various shops, and public transit options nearby, the location truly can't be beat!