



GRASSROOTS
REALTY GROUP

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16 Falworth Place NE
Calgary, Alberta

MLS # A2242339



\$624,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,127 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Separate Entrance, Storage		

Inclusions: BASEMENT: WASHER/ DRYER STACKED UNIT, REFRIGERATOR, COOKTOP, RANGE HOOD

Best priced home in the area with double Detached garage and 3 bedroom Legal Suite!! Priced to sell! Welcome to your new home in the vibrant and sought-after community of Falconridge! This exquisite bi-level residence showcases modern, sleek finishes that cater to today's discerning buyer. The living area is perfect for family gatherings or entertaining guests, while large windows fill the space with natural light. The heart of the home is the gourmet kitchen, equipped with top-of-the-line built-in appliances, stunning countertops, and beautiful cabinets. Adjacent to the kitchen, the dining area provides ample space for family dinners and special occasions. Afterwards, you'll find three generously sized bedrooms, each designed with comfort in mind. The master suite is a serene retreat, complete with a luxurious ensuite bathroom featuring elegant finishes and fixtures. The additional bedrooms are perfect for family members or guests and are serviced by a well-appointed second bathroom. This property also boasts numerous upgrades, including stylish tile in the bathrooms and a deck in the back and a huge backyard with the double detached garage. A separate side entrance leads you to a spacious 3 bedroom legal suite basement which could be the mortgage helper. Conveniently located near a shopping plaza and with easy access to Stoney Trail, this property offers the perfect blend of luxury and practicality. Don't miss your opportunity to own this remarkable home in Falconridge ! Call your favourite realtor today to schedule your private viewing before it's gone!