



GRASSROOTS
REALTY GROUP

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5 Falsby Place NE
Calgary, Alberta

MLS # A2249165



\$422,500

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,276 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Shed, Blinds

Looking for LOCATION, Convenience and Excellently Maintained home? You've come to the right place! Fabulous warm and welcoming home with 1276 square feet of living space above grade plus a wide open basement for your creativity! THREE BEDROOMS UP as well as a RENOVATED 4 PIECE BATHROOM (new tub surround, toilet, granite counters, tiled floors) and a 2 piece ENSUITE bathroom (new toilet and tiled flooring) in the large primary bedroom. Rest assured this home is in excellent condition with a NEW FURNACE, NEW HOT WATER TANK, UPDATED WINDOWS & ROOF as well as UPDATED CARPET - designed with features that help resist hair, stains and wear and tear (pet resistant). On the main floor, there is a HUGE LIVING ROOM with a cozy GAS FIREPLACE, lovely LAMINATE flooring and big windows for light and air. The dining and kitchen are at the back of the home with an ideal U-shaped kitchen, SINK UNDER THE WINDOW to watch the kids play, LOTS OF CABINETS and counter space and sliding doors to the great yard - with a beautiful SHED FOR OUTDOOR STORAGE. All appliances have been updated including the washer/dryer. This comfortable home is RIGHT ACROSS FROM A PLAYGROUND & GREENSPACE (lots of front parking) and WALKING DISTANCE TO SCHOOLS as well as easy connection to other community amenities - see the lists in photos! There is ample space to build a garage and loads of room in the delightful backyard!