



GRASSROOTS
REALTY GROUP

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152 Falconridge Crescent NE
Calgary, Alberta

MLS # A2253161



\$609,800

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	987 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Recessed Lighting		

Inclusions: Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2

| 5 BEDS | 2.5 BATHS | NEWLY RENOVATED | SEPARATE ENTRANCE, KITCHEN, & LAUNDRY | DOUBLE DET GARAGE |
Welcome to this newly renovated 5-bedroom home in Falconridge, designed with modern style and everyday function in mind. The bright, open-concept layout features fresh paint, brand-new flooring, and large windows that fill the home with natural light. The main level offers 3 bedrooms including a primary with a 2-piece ensuite, a full 4-piece bathroom, and a beautifully updated kitchen with stainless-steel appliances and soft-close cabinetry. The lower level adds 2 bedrooms, another full bathroom, and a second kitchen, providing excellent flexibility for family or guests. Outside, you'll find a private backyard that's perfect for BBQs and get-togethers, along with a double detached garage for added convenience. Located right across the community church, this home is also close to schools, shopping, parks, transit, and more! Call your favourite agent for a showing today!