



GRASSROOTS
REALTY GROUP

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4 Fallingworth Bay NE Calgary, Alberta

MLS # A2258343



\$649,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,573 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Other	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Basement appliances

Welcome to this beautiful two-storey home in the mature community of Falconridge! Situated on a huge corner lot, this property features a legal basement suite with a private walk-up entry, making it perfect for extended family or rental income. The home is surrounded by excellent landscaping with multiple flower gardens and includes a charming sunroom to enjoy year-round. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms; the master bed has its own ensuite. The main floor offers a bright living room, cozy family room, dining area, and a functional kitchen. The legal basement suite is complete with its own kitchen, living space, and private entrance, providing convenience and privacy. Current basement tenant is paying \$1200.00/month. Located within walking distance to schools, shopping centres, and amenities, this home offers both comfort and practicality. No poly B. Open house this Saturday(Oct 18) and Sunday(Oct 19) between 1:00 - 4:00 pm.