



**268 Falton Drive NE  
Calgary, Alberta**

**MLS # A2258691**



**\$469,786**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Very well maintained home - Ready to move into!!!!. Welcome to this recently renovated, well maintained home in Falconridge - One of Calgary's well established communities that families have been enjoying for many years. It offers excellent friendly spaces and amenities. This fully finished charming and clean home offers 3 bedrooms, 1 full and 1 2- piece bathroom and a side entrance too. Recent upgrades include new paint, new LVP and carpet flooring, new window blinds, new hot water tank, Roof is 3 years old. A Large lot with back lane and enough space to build a garage. The foyer welcomes you into the main floor with beautiful new LVP flooring, A large living room with a large window, large dining room for your family size dinners, Very functional kitchen with a a breakfast nook, lots of cabinets and also a 2 piece bathroom. On the upper floor - A large primary bedroom, two more bedrooms and a 4 piece bathroom. Both the bathrooms have granite counters. The lower level is fully finished with a very large Rec/Family room, Laundry and lots of storage space. You will really appreciate the very big Fenced backyard. Close to Parks, Schools, Major Shopping, Bus routes ,many amenities and Major routes. 1 minute to Grant MacEwan Elementary school, 1 minute to Terry fox Junior High, 6 minutes to Nelson Mandela high school. This home has a lot to offer that you will enjoy in your new Home.