



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**6336 Falton Road NE**  
**Calgary, Alberta**

**MLS # A2260219**



**\$449,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 881 sq.ft.             | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <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>   | Open Floorplan           |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Single family home with a double garage under 450K list price! Nicely located in the heart of Falconridge on a roadway with local traffic only! Quick access to Stoney Trail to get you to any destination with ease. Close to schools, shopping, recreation facilities and great selection of eateries nearby! This well kept 4 level split has 4 bedrooms with the one on the lower level just a wee bit shy of proper egress. Spacious family room on the third level for relaxing or entertaining. Very functional galley kitchen and dining area with sliding patio doors onto a nice size deck to enjoy on those beautiful mornings and warm evenings. The oversized double garage makes a fabulous mancave and is capable of housing large vehicles! Paved alley for a dust free experience. Nice yard includes RV parking and a shed for keeping your tools out of the garage. This fine home is truly a turnkey property ready for the new owners to enjoy for many years to come. No disappointments here so call your favorite realtor and book your private viewing today!