



1434, 7451 Falconridge Boulevard NE
Calgary, Alberta

MLS # A2265018



\$420,000

Division:	Martindale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.22 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 398
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: NONE

Welcome to this stunning 2-storey townhouse in Martindale, boasting over 1,300 sq ft of living area. This beautiful property features 3 spacious bedrooms, 2.5 bathrooms, open-concept living and a dining space. The main floor showcases a bright and airy living room with huge windows, offering outside view and plenty of natural light. As you move forward, you'll find a huge kitchen with stainless steel appliances, ample storage space and a generous kitchen island. A spacious pantry is conveniently located right opposite the kitchen. Adjacent to the kitchen is the dining area, featuring a large vertical window that brings in plenty of natural light. The kitchen has a door that leads out to the backyard, providing effortless access to the outdoors. A convenient 2 piece bathroom completes this level. The upper floor has all three bedrooms. The primary bedroom is filled with natural light through huge windows. It features double closets and a four-piece ensuite bathroom. The other bedrooms are equally impressive, with spacious closets and large windows that allow for plenty of natural light. The two bedrooms share a common bathroom in the hallway. A laundry area on this level adds practicality and convenience. The backyard is fully fenced for privacy, where you can relax and unwind. Situated in a prime location, this property is close to local amenities, including the Genesis community centre, schools, C-train stations, various grocery stores and major financial institutions.