



GRASSROOTS
REALTY GROUP

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5 Falsby Place NE
Calgary, Alberta

MLS # A2266482



\$419,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,276 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lawn, See Remarks | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Vinyl Windows | | |

Inclusions: Shed

OPEN HOUSE SATURDAY OCT 25 from 2-4pm Looking for LOCATION, Convenience and Excellently Maintained home? You've come to the right place! Fabulous warm and welcoming home with 1276 square feet of living space above grade plus a wide open basement for your creativity! THREE BEDROOMS UP as well as a RENOVATED 4 PIECE BATHROOM (new tub surround, toilet, granite counters, tiled floors) and a 2 piece ENSUITE bathroom (new toilet and tiled flooring) in the large primary bedroom. Rest assured this home is in excellent condition with a NEW FURNACE, NEW HOT WATER TANK, UPDATED WINDOWS & ROOF as well as UPDATED CARPET - designed with features that help resist hair, stains and wear and tear (pet resistant). On the main floor, there is a HUGE LIVING ROOM with a cozy GAS FIREPLACE, lovely LAMINATE flooring and big windows for light and air. The dining and kitchen are at the back of the home with an ideal U-shaped kitchen, SINK UNDER THE WINDOW to watch the kids play, LOTS OF CABINETS and counter space and sliding doors to the great yard - with a beautiful SHED FOR OUTDOOR STORAGE. All appliances have been updated including the washer/dryer. This comfortable home is RIGHT ACROSS FROM A PLAYGROUND & GREENSPACE (lots of front parking) and WALKING DISTANCE TO SCHOOLS as well as easy connection to other community amenities - see the lists in photos! There is ample space to build a garage and loads of room in the delightful backyard!