



GRASSROOTS
REALTY GROUP

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127 Falshire Way NE
Calgary, Alberta

MLS # A2268863



\$499,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Private, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan		

Inclusions: n/a

You will absolutely love this bungalow home! Offering over 2,000 sq ft of beautifully finished living space. This updated 4-bedroom bungalow has been lovingly maintained and checks all the boxes to be your next home! The intelligent layout is anchored by a chef inspired kitchen featuring clean appliances, ample cabinetry and counter space, exceptional storage, a breakfast nook, and a patio door for easy BBQ access or use the side entrance for potential future separate area access. You'll find smart, stylish storage solutions throughout. The main floor also boasts a spacious living room with large front windows that allow amazing natural light, laminate wood flooring an updated 4 piece bathroom with generous storage, and three spacious bedrooms. The sun filled primary bedroom includes a functional closet, while the two additional generously sized bedrooms offer excellent lighting and great closet space. The fully developed lower level offers a cozy yet open recreation area, games room, den, modern finishes, ample storage, laundry area with washer and dryer, plus an additional bedroom and bathroom. The private, sunny backyard features mature landscaping, plenty of green space perfect for summer entertaining, and convenient RV gate access with potential for a future double garage. Situated on an oversized lot, this home is ideally located near schools, parks, major car and bike routes, community centres, shopping, and best of all just steps from public transportation. Nestled on one of the most desirable streets, this is a must see property with all new carpet and fresh paint throughout. Book your private showing today!