



GRASSROOTS
REALTY GROUP

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

55 Falton Rise NE
Calgary, Alberta

MLS # A2269043



\$529,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,063 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: N/A

Stunning 5-Bedroom, 3-Bathroom Fully Upgraded Bi-Level Home in a Quiet Neighborhood Welcome to this beautifully upgraded bi-level home, perfectly located in a quiet, family-friendly neighborhood. Featuring 5 bedrooms and 3 bathrooms, this move-in-ready property offers exceptional comfort, style, and functionality. Abundant natural light fills the home through oversized windows, highlighting the open and inviting layout. The main level features newer flooring, a spacious living area, and a formal dining space with designer lighting and open sightlines to the kitchen. The spectacular gourmet kitchen boasts farmhouse-style cabinetry with soft-close drawers, granite countertops, and newer appliances, including a French door refrigerator, electric stove, dishwasher, and washer/dryer. The impressive primary suite includes a large closet with built-in organizers and a luxurious ensuite featuring a fully tiled shower and bathtub, glass doors, a custom vanity, and granite countertops. Two additional bedrooms on the main level share a beautifully finished full bathroom with similar high-end finishes. The fully finished (illegal) basement suite provides an abundance of additional living space, featuring 2 generously sized bedrooms, a 4-piece bathroom, and a well-appointed kitchen. The lower level also includes separate laundry. The large quiet backyard offers great privacy. This family-oriented community has access to the best schools. Truly an amazing home. endless green space. Don't miss this MOVE-IN READY home. Call to view it today!