



**GRASSROOTS**  
REALTY GROUP

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

**55 Falton Rise NE**  
**Calgary, Alberta**

**MLS # A2274860**



**\$499,000**

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

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*\*Perfect Location\*\*** 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!