



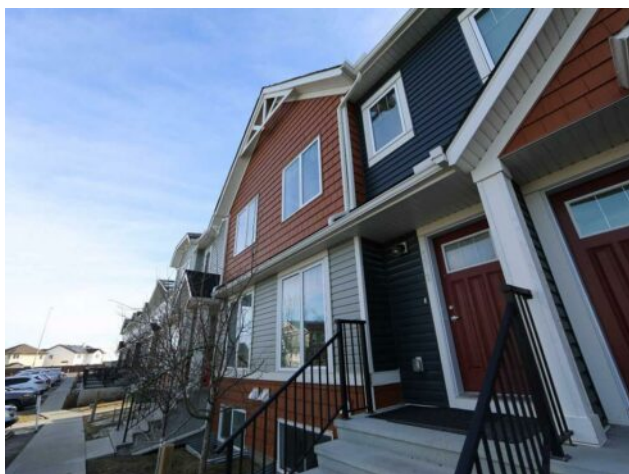
GRASSROOTS
REALTY GROUP

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1512, 7451 Falconridge Boulevard NE
Calgary, Alberta

MLS # A2281349



\$379,999

Division: Martindale

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,280 sq.ft. **Age:** 2020 (6 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Assigned, Stall, Titled

Lot Size: 0.03 Acre

Lot Feat: Rectangular Lot

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 367

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: Solar Panels

Come see this 4 Bedroom, family home in a great location right next to the Genesis Centre, schools and stores. This is a wonderful home ready to welcome you and your family. A nice bright unit with a sunny facing south backyard, perfect for enjoying warm summer nights. 3 bedrooms up provides lots of space for your growing family. Another good sized bedroom is in the basement with it's own bathroom and a great space perfect as a media room or potentially a gym or crafts area. 2 parking stalls right out front of the unit, 1 titled, 1 assigned allow for 2 cars.