



GRASSROOTS
REALTY GROUP

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195 Fallswater Road NE
Calgary, Alberta

MLS # A2281446



\$529,999

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,264 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane | | |

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

Inclusions: N/A

Welcome to this beautifully maintained DETACHED HOME located in the heart of FALCONRIDGE NE CALGARY, showcasing true PRIDE OF OWNERSHIP throughout. This well-kept property offers 4 BEDROOMS and 3 FULL BATHROOMS, including a FINISHED BASEMENT, making it perfect for growing families or investors alike. The main level features a SPACIOUS LIVING ROOM with GREAT SIZED WINDOWS, flooding the space with natural light and creating a warm, inviting atmosphere. The home offers a comfortable and functional layout with a COMBINATION OF CARPET AND VINYL FLOORING throughout. Enjoy cozy evenings by the WOOD FIREPLACE, adding charm and comfort to the living space. The home includes 4 SPACIOUS BEDROOMS and 3 FULL BATHROOMS, providing ample space for the entire household. The FINISHED BASEMENT offers additional living space ideal for a family room, guest area, or home office. Step outside to a FULLY FENCED BACKYARD featuring a SPACIOUS DECK and a HUGE BACKYARD, perfect for all your SUMMER BARBEQUE ACTIVITIES and outdoor entertaining. The property also includes a DOUBLE DETACHED GARAGE with BACK ALLEY ACCESS for added convenience. Located within WALKING DISTANCE TO 2 SCHOOLS, PARKS AND PLAZA, this home offers excellent accessibility. Enjoy EASY ACCESS TO STONEY TRAIL and a short 20 MINUTE DRIVE TO DOWNTOWN CALGARY. DO NOT MISS YOUR OPPORTUNITY TO OWN THIS FANTASTIC HOUSE. BOOK YOUR SHOWINGS TODAY. HAPPY SHOWINGS!