



**195 Fallswater Road NE  
Calgary, Alberta**

**MLS # A2281446**

**\$529,999**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, 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		
<b>Inclusions:</b>	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!