



**195 Fallswater Road NE
Calgary, Alberta**

MLS # A2291223



\$514,999

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!