



**72 Falchurch Road NE
Calgary, Alberta**

MLS # A2292792



\$479,990

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport, Covered, Parking Pad, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Attention first-time home buyers and investors, don't miss this opportunity to own a beautifully renovated and well cared for home with incredible value and versatility. Step inside to a bright and inviting main floor featuring a professionally installed new kitchen with a new open concept layout, complete with quartz countertops, a stunning quartz island and barstool seating, perfect for entertaining while the chef takes center stage. The adjoining dining area flows seamlessly into the living room, showcasing a striking stone feature wall with an electric fireplace that creates a warm and cozy space for relaxing or hosting family and friends. New luxury vinyl plank (LVP), flooring runs throughout the main floor, which also includes two good sized bedrooms. Downstairs offers exceptional space and flexibility with three additional bedrooms, all featuring brand new egress windows for added safety and natural light, along with new LVP flooring throughout the basement space. Outside, the home boasts fantastic curb appeal with newer siding and shingles (pre 2021) and a private backyard backing directly onto greenspace. Enjoy the new front deck area including the back yard, which also features a large deck for summer BBQ and entertaining. Included with your outdoor space you will find ample parking with a single car garage, carport, and an additional concrete parking pad. The property backs onto Falshire Park and Terry Fox School, providing convenient access to a playground, outdoor rink, baseball diamond and a soccer field, perfect for active families. Don't miss this opportunity to book your showing today!