



**71 Falton Drive NE**  
**Calgary, Alberta**

**MLS # A2300870**



**\$459,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street, Rear Drive, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

TOTALLY REDONE HOME!! JUST LIKE BRAND NEW. SUPERB LOCATION-CLOSE TO ALL AMENITIES-SCHOOLS/PLAYGROUND/SHOPPING ETC. FULLY DEVELOPED BI-LEVEL HOME WITH LOTS OF WINDOWS AND OPEN PLAN. MAIN FLOOR - BIG LIVING ROOM WITH CORNER FIRE PLACE, FORMAL DINING AREA, BIG KITCHEN, 2 BEDROOMS AND FULL BATHROOM. BASEMENT - FAMILY ROOM, SPICE SUMMER KITCHEN AREA, SMALL DINING AREA, 2 BEDROOMS, FULL BATHROOM AND UTILITY ROOM. STUCCO SIDING, REAR YARD AND PARKING FOR 2 CARS AND MUCH MORE.