



GRASSROOTS
REALTY GROUP

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127 Fallswater Road NE
Calgary, Alberta

MLS # A2198196



\$579,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	909 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: second fridge in the main level

Well Maintained Bi-level with total of 4 bedrooms and 2 full bathrooms in the vibrant community of Falconridge , where you are close to the majority of amenities in the North East quadrant of Calgary. Beautifully laid out on a rectangular lot, that has off-street parking in the front and supported with extra double detached garage in the back of the lot, with 220 volts wiring roughed in, that was built in 2014 in addition to RV parking stall beside it for RV enthusiasts . Provided that Bi- level structures have brighter lower levels, and the number of cars can be parked , that would be a great asset to consider if parking is a concern. The wooden deck in the back will enhance your enjoyment if you plan for family gatherings and barbecue parties. The wooden storage shed on the side is awaiting to be stuffed with your gardening tools If you are looking to build your own garden or green house in the generous space of the backyard too.