



GRASSROOTS
REALTY GROUP

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207 Fallswater Road NE
Calgary, Alberta

MLS # A2211392



\$599,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,016 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Smart Home, Vinyl Windows		

Inclusions: Basement Fridge and Basement Electric Stove

Welcome to this updated bungalow in Falconridge! Well-kept and with numerous upgrades throughout, this home offers the Home Owner a Main floor with an ILLEGAL BASEMENT SUITE. There is a large front yard with beautiful mature trees, plus, there is NO SIDEWALK to shovel – a win in the winter months. UPGRADES include 2022 All Triple Pane Vinyl WINDOWS (2 double pane in Basement), Newly painted walls, Closets, Ceiling, Baseboards, and doors(main floor), New Light fixtures (2023), Main floor Kitchen Stove (2023), Washer/Dryer (2019), NEWER Shingles, METAL SIDING, Fascia, Soffit, Eavestroughs and more. ***MAIN FLOOR*** Inside, a bright living area takes in the gorgeous sunrises through large east-facing windows. All the windows and light fixtures are newer, and the entire home has been freshly painted including ceilings, baseboards, and doors. A spacious kitchen offers plentiful counter space and the cabinets also have recently been repainted. A newer stove leads the way for your style upgrades. Wainscoting Panels adds character to the space, extending into a sunny dining nook. The primary bedroom is generous, and there are two more bedrooms on this level. Next to the main bathroom, there is a large linen closet. ***BASEMENT*** The illegal suite has a SEPARATE ENTRANCE, and you will notice the upgraded vinyl plank flooring (2023) right away. The layout is roomy, starting with a large kitchen with a new hood fan, and the windows (2022), lighting, and paint are all new on this level. A wood-burning FIREPLACE with extensive built-ins is the focal point of the open living and dining area, and there is a bedroom with a full-size egress window and a three-piece bathroom here. This floor also holds a storage room and shared laundry. ***OUTSIDE*** Your backyard oasis is fully fenced, with tons of room for kids and pets to play. Mature

foliage includes a cherry tree and rhubarb patch, and there are garden beds along the house and garage ready for your green thumb. Exterior upgrades have also been completed over the years, with new storm doors, roof, metal siding, fascia, soffit, and eavestroughs. An OVERSIZED double-detached garage(20x22) off the alley is ideal for parking, hobbies, and storing all your extras or toys. It's also equipped with a WIFI garage opener. ***THE AREA*** This neighbourhood is filled with green spaces, starting with a park just down the street and a big, fenced dog park within walking distance. Within a few blocks, you will find both public and catholic elementary, junior, and high schools as well as the NE sportsplex. Bus stops are just steps down the street, and the McKnight Westwinds C-train station is nearby too. Proximity to McKnight Blvd and Stoney Trail makes it easy to travel, whether that's around the city or jet setting at the airport.