



GRASSROOTS
REALTY GROUP

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179 Falshire Drive NE
Calgary, Alberta

MLS # A2213248



\$469,900

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions: none

Beautiful renovated home in Falconridge, located on a lot facing the green and elementary school, and also backing to green. Home features new luxury vinyl plank floorings in spacious living room combining together with formal dining room. New luxury vinyl plank and laminate flooring in bedrooms as well. Very Nice high quality newer Lino flooring in kitchen and bath and stairs. New toilet and vanity in half bath. Kitchen has cherry kitchen cabinets, and glass back splash. Newly reglazed tub in main bath. Fresh paint throughout. Upstairs there are 3 bedroom, a full bath. Basement is fully finished with recreation room, 1 bedroom, 1 full bath and a kitchenette with sink, no stove. House also comes with a huge oversized garage of 24X25.5 feet which has extra high ceiling as well. back yard is poured concrete patio. This beautiful house is priced to sell!