

27 Falwood Place NE
Calgary, Alberta

MLS # A2198985



\$510,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Oversized, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscap		

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

Inclusions: 2nd Refrigerator near Dining

WELCOME to this BEAUTIFULLY CONSTRUCTED home in the charming community of FALCONRIDGE! Offering over 1300 SQFT of living space, this home features a FRONT SINGLE GARAGE and a thoughtfully designed layout perfect for families. Step inside to a bright and spacious LIVING ROOM, DINING AREA, and a well-sized KITCHEN bathed in NATURAL LIGHT from large windows. The main floor also includes a LAUNDRY ROOM and a convenient 2-PIECE BATHROOM. Upstairs, you'll find a generous PRIMARY BEDROOM, a spacious SECOND BEDROOM, and a THIRD BEDROOM—perfect for a growing family—along with a well-appointed 4-PIECE BATHROOM. The FULLY FINISHED BASEMENT expands your living space with a REC ROOM, ANOTHER 4-PIECE BATHROOM, and even a SAUNA for ultimate relaxation. Step outside to enjoy the LARGE BACKYARD with a BACKLANE, offering extra space and potential for additional parking or future development. Enjoy the QUIET CUL-DE-SAC LOCATION while still being close to BUS STOPS, SHOPPING PLAZA, WALK-IN CLINIC, SCHOOLS, PLAYGROUNDS, PARKS, TRAILS, and more! VIRTUAL TOUR AVAILABLE — Check the listing for details! Call your FAVOURITE AGENT today to book your PRIVATE VIEWING!