

124 Falsby Road NE
Calgary, Alberta

MLS # A2199156



\$499,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge (Garage), Shed, Deck box, Fire pit, Rain barrel, TV Mounts

Located on a quiet street just steps from a park and green space, this home is packed with potential. The renovated main floor is loaded with smart home features while the partially developed permitted basement offers room to expand. Entering the front of the home, you'll notice a large southwest-facing window that fills the front living room with natural light, creating a bright and inviting space. The upgraded kitchen features a pantry, granite counters, garbage pullout drawer and a brand-new backsplash. A convenient central dining area makes it easy to spend time with family or hosting. The spacious primary bedroom includes a walk-in closet and easy access to the renovated 4-piece bathroom while a second bedroom completes the main floor. The home is equipped with Lutron smart control switches and a bridge which stays with the house and can be programmed for mobile and voice control. A separate rear entrance provides easy access to both the main floor and basement, adding to the property's future development potential. The basement is already partially framed and includes large egress windows, a roughed-in bathroom, an updated furnace and a tankless hot water system. Outside is a spacious backyard with a double garage and additional parking to fit more cars or an RV/Trailer. The garage is oversized, insulated and features a one-year-old garage door with MyQ smart capabilities. The house underwent a full renovation in 2011, including new windows, plumbing, HVAC, electrical, insulation, drywall, cabinets, countertops, tile, roofing, trim and attic insulation. Additionally, all upper-floor walls, including interior ones, are insulated for enhanced comfort and efficiency. With quick access to major routes, the airport and the city, this home combines convenience with modern upgrades. Book your showing today!