

\$489,000 - 71 Falton Way Ne, Calgary

MLS® #A2159215

\$489,000

2 Bedroom, 2.00 Bathroom, 1,192 sqft

Residential on 0.12 Acres

Falconridge, Calgary, Alberta

Welcome to this updated country style home in Falconridge. The whole house has hardwood floors, pine/cedar wood ceiling, covered Deck with Hot tub, Oversized Double Garage with office. The Kitchen has Stainless steel appliances, Custom Cabinetry to the ceiling. There is a large Pantry and Dining room with wood burning stove. A Good size living room on the main floor. Upstairs Large Master bedroom with huge walk-in closet and Ensuite Bathroom with soaker tub and big Shower/seal custom cabinetry with Elkhorn Drawer pulls. Also good size 2nd Bedroom. Basement has laundry, Newer Furnace Tankless hot water on demand, Water Softner and Central Air condition. Exterior private Oasis Covered Deck with 3- Skylights and Cedar Feature wall with Hot tub and mature trees. Garage has Single parking 220 Wiring /OFFICE-14x22 has 2x6 wall with Gas heater, track lighting and Ceiling fan 3 windows. This space in Garage has a potential for a mother-in law suite, game or craft room, lots of additional attic storage above garage. Huge Pie Shaped lot with RV parking. Newer Roof and Siding. This is a great home for first time buyer or Investor. Please call to view.

Built in 1980

Essential Information

MLS® # A2159215

Price \$489,000



Sold Price	\$476,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,192
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	71 Falton Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1J5

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Natural Woodwork
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	August 30th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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