



## 20 Falbury Crescent Calgary Alberta

\$359,900

Welcome to this spacious, well-maintained condo located close to schools, parks, restaurants and tons of shopping! As you arrive, you'll immediately notice the care and attention given to the complex, with meticulously maintained grounds and gardens enhancing the building's curb appeal. Conveniently, there are three visitor parking spots right out front, making it easy for your guests to visit. For added convenience, the option to rent a second parking stall is available for just \$15 a month. Step inside to be greeted by a bright and open floor plan. The spacious kitchen, designed for both functionality and style, flows seamlessly into the sun-filled living room. Large windows bathe the space in natural light, creating an inviting atmosphere perfect for relaxation or entertaining. From the living room, step outside onto your gorgeous, sunny patio—ideal for morning coffees, and year round BBQs. Heading upstairs, you'll find 3 generously sized bedrooms. The primary bedroom is exceptionally spacious, offering an expansive Jack and Jill bathroom. Ample closet space throughout the home ensures plenty of storage, while a flexible family room in the basement offers the perfect opportunity for a home office, workout area, or additional living space. Additionally, there is a large storage room, which can double as a cold room, providing versatile options for all your storage needs. The current homeowner has taken exceptional care of this property and it is getting a fresh coat of paint in the basement. This home is spotless and in pristine condition. This condo is a perfect blend of comfort, space, and convenience—don't miss your chance to make it your own! (id:6769)

Bedroom 11.08 Ft x 8.92 Ft  
Bedroom 13.17 Ft x 7.92 Ft  
4pc Bathroom 9.75 Ft x 4.92 Ft  
Primary Bedroom 15.08 Ft x 15.17 Ft  
Family room 16.58 Ft x 17.33 Ft

Furnace 12.00 Ft x 17.42 Ft  
Living room 10.92 Ft x 17.25 Ft  
2pc Bathroom 7.33 Ft x 2.83 Ft  
Other 9.50 Ft x 4.92 Ft  
Other 13.50 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Key

<http://www.amandatrottier.ca/>



See

**Mirror**

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