



35 Falton Drive Calgary Alberta

\$465,000

Attention first-time home buyers or investors! Discover the charm of this 3-bedroom, 2-bathroom semi-detached home in Falconridge, nestled on a generous lot that promises comfort and convenience. The east-facing living room is luminous and welcoming, ideal for basking in the morning sunlight. The functional kitchen, equipped with a dining area, is perfect for family gatherings and provides ample storage for a growing household. The upper level houses two bedrooms and a full bathroom, catering to family requirements. The interior is radiant, with a skylight in the living area ensuring a flood of natural light. The home boasts several updates: a renovated kitchen in 2019, new siding in 2017, upgraded triple-layer windows and doors in 2016, a replaced hot water tank in 2019, and a refreshed roof in 2013. The carpet on the upper floor was renewed in 2018, and LED lighting was added in 2024. The basement suite, updated in 2022, includes a bedroom, a bathroom, and a flex room with a kitchenette, although it is not officially recognized as a legal suite. Situated close to schools, parks, and shopping centers, and with a vast fenced backyard, this residence is an ideal setting for family gatherings and outdoor pursuits. Its proximity to major roadways simplifies city commuting. Consider living upstairs and renting out the basement to offset your mortgage. Seize the opportunity to make this house your home. Schedule a viewing today to experience all the outstanding amenities this property has to offer. (id:6769)

Recreational, Games room 16.00 Ft x 12.58 Ft

Bedroom 11.42 Ft x 10.08 Ft

1pc Bathroom 7.08 Ft x 6.08 Ft

Kitchen 4.67 Ft x 8.33 Ft

3pc Bathroom 6.42 Ft x 7.25 Ft

Laundry room 6.17 Ft x 9.00 Ft

Furnace 4.17 Ft x 6.08 Ft

Primary Bedroom 11.75 Ft x 14.75 Ft

Bedroom 10.17 Ft x 10.75 Ft

Living room 13.25 Ft x 16.42 Ft

4pc Bathroom 6.50 Ft x 8.08 Ft

Kitchen 11.75 Ft x 8.25 Ft

Dining room 15.25 Ft x 7.50 Ft

Listing Presented By:



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eXp Realty



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