



55 Falmere Way Calgary Alberta

\$549,900

Welcome to this beautifully-maintained and fully finished two-storey home, ideally located on a quiet street in the highly sought-after community of Falconridge. Offering fantastic value and a long list of recent upgrades, this home is perfect for families or investors alike. Boasting over 1,700 sq ft of total living space, this property features a functional floor plan. The main floor welcomes you with a cozy living room, a formal dining area, and an updated kitchen with a bright breakfast nook. From here, step outside to your private backyard retreat, complete with a concrete patio, a gazebo, and access to a double detached garage. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom, and a 4-piece bathroom to serve the upper level. The fully developed basement offers great additional living space with a large family room, a fourth bedroom, a second 4-piece bathroom, and dedicated laundry space. Recent Upgrades Include: All new windows throughout (2023) Hot water tank & furnace (2023) Water softener and filtration system Front yard fencing Backyard concrete patio & gazebo New shingles scheduled for installation in April 2025 Conveniently located close to schools, shopping, parks, transit, and major roadways. Don't miss your opportunity to own this move-in-ready home in one of Calgary's most established and connected neighbourhoods. Book your private showing today! (id:6769)

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 8.17 Ft x 11.33 Ft

Bedroom 8.00 Ft x 15.00 Ft

Primary Bedroom 14.17 Ft x 9.92 Ft

4pc Bathroom 5.08 Ft x 9.25 Ft

Bedroom 11.33 Ft x 8.00 Ft

Recreational, Games room 15.58 Ft x 13.33 Ft

Laundry room 10.00 Ft x 9.25 Ft

Breakfast 7.17 Ft x 10.00 Ft

Dining room 12.83 Ft x 12.33 Ft

Kitchen 9.33 Ft x 9.83 Ft

Living room 11.00 Ft x 12.33 Ft

Listing Presented By:



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