



# 1107 FALWORTH Road Calgary Alberta

\$629,700

Perfect Location\*\*\*\*2 Illegal Basement Suites\*\*\*\*First time home buyer/investor alert! Live up and rent down  
 \*\* You will love this BEAUTIFUL 6 Bedroom and 4 full Bathroom Must see Home | NO EXPENSES SPARED\*\*  
 Check out this EXTENSIVELY renovated, luxurious show-stopping home with over 2000 SF of living space!  
 Striking and inviting, extensive list of upgrades and superior quality. Abundant natural light throughout the home from the many over sized windows, all of which were recently replaced. Luxury vinyl plank flooring .  
 Stunning living area and formal dining space, designer lighting and open sight lines to the kitchen. The spectacular gourmet kitchen, boasting cabinetry with soft close drawers, Expensive stainless steel Brand new appliances. The impressive master retreat contains a large 2 closets with built-in organizers. Fully tiled over sized shower with glass door, custom vanity , quartz counter tops, and porcelain tile floor. 2 other bedrooms share the main bathroom which features a fully tiled shower and bathtub, a custom vanity with quartz counter tops and porcelain tile floor. Fully Finished 2 illegal basement suites with separate entrance offers an abundance of space, (2 generous size Bedrooms and 4pc bathroom and Brand new Custom Kitchen Cabinets) and 1 Bedroom Bachelor Suite. Lower level has separate laundry. The large quiet backyard offers great privacy. The property has been fully renovated throughout and benefits from newer outdoor siding and Windows, newer high energy efficiency furnace. This family-oriented community has access to the best schools. Truly an amazing home. endless green space and quick connections to downtown. Don't miss this MOVE-IN READY home. Call to view.. Click on Link for VIRTUAL TOUR! (id:6769)

3pc Bathroom 8.08 Ft x 4.00 Ft  
 4pc Bathroom 5.17 Ft x 8.00 Ft  
 Bedroom 11.83 Ft x 9.92 Ft  
 Bedroom 9.83 Ft x 11.25 Ft  
 Bedroom 9.25 Ft x 13.75 Ft  
 Family room 14.33 Ft x 14.42 Ft  
 Kitchen 14.42 Ft x 3.83 Ft

3pc Bathroom 7.75 Ft x 4.00 Ft  
 4pc Bathroom 7.75 Ft x 5.08 Ft  
 Bedroom 8.67 Ft x 12.92 Ft  
 Bedroom 8.92 Ft x 10.50 Ft  
 Dining room 9.83 Ft x 8.00 Ft  
 Kitchen 11.08 Ft x 9.83 Ft  
 Living room 12.83 Ft x 13.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Furnace 8.42 Ft x 7.83 Ft

Primary Bedroom 11.33 Ft x 12.17 Ft