



## 164 Falchurch Road Calgary Alberta

\$525,000

Welcome to this beautifully renovated, bright, and open bungalow. It features a charming shaded backyard and a detached double garage with extra parking for an RV. The main floor offers two spacious bedrooms and a full bath, while the lower level boasts an additional bedroom, another full bath, and a cozy TV room complete with a wood-burning stove. The home underwent significant renovations in 2018, including new windows, a fully updated kitchen with white maple cabinetry, crown moulding, a stunning glass backsplash, and granite countertops with a center island seating area. The renovations also feature engineered hardwood flooring on the main level, a re-insulated attic, and new flooring throughout. The furnace was replaced in 2020, and the home was freshly painted the same year. A brand-new washer and dryer. The beautifully landscaped backyard, complemented by the concrete work completed in 2017, is perfect for relaxation and entertaining, with designated zones for dining, gardening, a fire pit, and a hot tub oasis. Additional features include ceiling fans in the upstairs bedrooms and plush carpeting on the lower level. Located conveniently close to elementary and high schools, bus routes to the LRT, the Genesis Centre, Village Square Library, Peter Lougheed Hospital, shopping, and other amenities, this home offers both comfort and convenience. (id:6769)

Family room 18.42 Ft x 9.67 Ft

Bedroom 11.17 Ft x 9.67 Ft

3pc Bathroom 9.00 Ft x 4.67 Ft

Living room 15.08 Ft x 9.83 Ft

Kitchen 10.33 Ft x 9.58 Ft

Primary Bedroom 11.83 Ft x 10.08 Ft

Bedroom 9.17 Ft x 8.50 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

Dining room 8.00 Ft x 5.33 Ft

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