



31 Falchurch Place Calgary Alberta

\$579,900

What a great opportunity to become the new owner of this renovated 2 storey home located in a tranquil cul-de-sac, situated on a HUGE 0.16 ACRE (6,964 sq.ft) pie shape lot!!! Your new home comes with a BRAND NEW KITCHEN that offers shiny white cupboards, quartz countertops and classy backsplash. There is a separate dining area, a large living room (both are facing south) and a 2PC bathroom on the main floor as well. The upper floor offers 3 LARGE bedrooms and an updated 4PC bathroom. The basement is fully finished and comes with a huge family room, another area that could be used as a recreation area/gym and another FULL bathroom. THE BACKYARD is absolutely MASSIVE (Take a look at the drone photos!!). There is an oversized 23' x 21' garage and a LOT OF SPACE beside the garage to park your RVs, machinery, toys, etc., etc. (gate leading to the alley)! The furnace was upgraded in 2014. This is an amazing place for someone that needs a LOT of space or simply looking for a great, large piece of real estate in the sought after community of Falconridge. Just think what you can do with this HUGE BACKYARD!!! This lot is 2-3 time LARGER than an average lot in the area. Book your private viewing now and put an offer on this gem! ***HOUSE HAS A BRAND NEW SEWER LINE*** (id:6769)

Family room 19.08 Ft x 9.67 Ft

Recreational, Games room 10.17 Ft x 8.08 Ft

4pc Bathroom Measurements not available

Kitchen 8.58 Ft x 7.25 Ft

Living room 19.00 Ft x 10.00 Ft

Dining room 8.50 Ft x 8.17 Ft

Foyer 7.50 Ft x 3.83 Ft

2pc Bathroom Measurements not available

Primary Bedroom 19.08 Ft x 10.83 Ft

Bedroom 10.58 Ft x 10.50 Ft

Bedroom 10.83 Ft x 9.67 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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