



## 345 Falshire Drive Calgary Alberta

\$465,000

Perfect starter home in the heart of Falconridge. Welcome to this beautiful 2 storey home with 3 bedroom and 1.5 bathrooms. Walking in you will greet yourself to the open and inviting living room with an abundance of sunlight. Walking in towards the kitchen you will notice the recently upgraded cabinetry throughout. Kitchen leads out to deck and a huge backyard perfect for entertaining or a growing family. The upper level consists of three large bedrooms including a cheater door ensuite bathroom. The basement has another large family room as well as space for another bathroom and bedroom. A concrete parking pad along with street parking at the front of the house allows for ample parking spaces. The back alley is also fully paved. Located within walking distance to schools, transit, shopping, NE Sportsplex & many more amenities. (id:6769)

Primary Bedroom 13.33 Ft x 12.83 Ft

Bedroom 9.00 Ft x 8.58 Ft

Bedroom 12.17 Ft x 8.08 Ft

Family room 18.50 Ft x 15.75 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Furnace 15.58 Ft x 10.50 Ft

Dining room 11.00 Ft x 7.42 Ft

Living room 12.33 Ft x 11.50 Ft

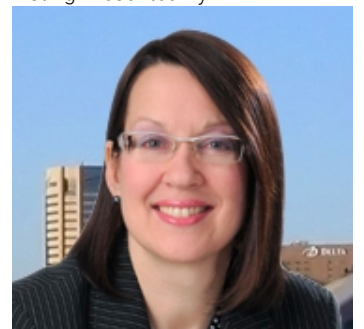
Kitchen 11.00 Ft x 10.83 Ft

2pc Bathroom 5.58 Ft x 4.50 Ft

Laundry room 5.42 Ft x 3.00 Ft

Other 7.92 Ft x 3.33 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX**

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

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