



40 Falmere Court Calgary Alberta

\$559,900

Welcome to this stunning bi-level home located in the desirable community of Falconridge. Offering 2,000 SQFT of developed living space, this property provides both comfort and functionality, making it ideal for first-time homebuyers or investors looking for extra rental revenue through the illegal basement suite. As you enter the main level, you'll be greeted by a spacious and open living room, perfect for family gatherings and entertaining guests. The updated kitchen features modern stainless steel appliances, elegant tile flooring, and ample cabinetry for all your storage needs. A beautifully updated 3-piece bathroom serves the main level, ensuring convenience for guests and family alike. The primary bedroom is generously sized and comes with a private 2-piece ensuite. Two additional bedrooms on the main level provide plenty of space for a growing family or a home office setup. The fully developed basement extends the living space with two more sizable bedrooms and an updated 4-piece bathroom. The basement kitchen and rec area add versatility, making it easy to accommodate extended family or generate rental income. The well-appointed laundry room also includes ample storage space to keep everything organized. This home has seen several recent upgrades, including newer windows, a newer roof, and updated deck and fence. Outside, the property features a low-maintenance yard that's perfect for summer barbecues or simply relaxing in the sun. The home also includes a bricked driveway with ample parking space. Located just minutes away from schools, shopping centers, public transit, and the airport, this home offers unparalleled convenience. Quick access to major highways means you're never far from all that Calgary has to offer. This is the perfect home for first-time homebuyers looking for a family-friendly community or investors seeking a valuable addition to their portf...

4pc Bathroom 5.00 Ft x 8.25 Ft

Bedroom 11.33 Ft x 14.25 Ft

Bedroom 9.42 Ft x 14.08 Ft

Kitchen 7.42 Ft x 9.92 Ft

Laundry room 9.33 Ft x 10.00 Ft

Recreational, Games room 11.58 Ft x 18.33 Ft

2pc Bathroom 5.08 Ft x 4.75 Ft

3pc Bathroom 8.67 Ft x 5.00 Ft

Bedroom 11.08 Ft x 8.50 Ft

Bedroom 14.58 Ft x 8.50 Ft

Dining room 10.08 Ft x 10.00 Ft

Kitchen 12.00 Ft x 6.67 Ft

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Listing Presented By:



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RE/MAX

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

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Storage 6.42 Ft x 5.25 Ft
Furnace 4.42 Ft x 4.83 Ft

Living room 12.00 Ft x 16.75 Ft
Primary Bedroom 12.08 Ft x 11.92 Ft