



207 Fallswater Road Calgary Alberta

\$599,000

Well-kept and with numerous upgrades throughout, this Falconridge home offers Owner on Main floor with an ILLEGAL BASEMENT SUITE. Large front yard with beautiful mature trees welcomes you home, plus, there is no sidewalk to shovel - a win in the winter months. UPGRADES include 2022 All Triple Pane Vinyl WINDOWS (2 double pane in Basement), Newly painted walls, Closets, Ceiling, Baseboards, and doors (main floor), New Light fixtures (2023), Main floor Kitchen Stove (2023), Washer/Dryer (2019), NEWER Shingles, METAL SIDING, Fascia, Soffit, Eavestroughs and more. ***MAIN FLOOR*** Inside, a bright living area takes in the gorgeous sunrises through large east-facing windows. All the windows and light fixtures are newer, and the entire home has been freshly painted including ceilings, baseboards, and doors. A spacious kitchen offers plentiful counter space and the cabinets also have recently been repainted. A newer stove leads the way for your style upgrades. Wainscoting Panels adds character to the space, extending into a sunny dining nook. The primary bedroom is generous, and there are two more bedrooms on this level. Next to the main bathroom, there is a large linen closet; a coveted feature. ***BASEMENT*** The illegal suite has a SEPARATE ENTRANCE, and you will notice the upgraded vinyl plank flooring (2023) right away. The layout is roomy, starting with a large kitchen with a new hood fan, and the windows (2022), lighting, and paint are all new on this storey. A wood-burning FIREPLACE with extensive built-ins is the focal point of the open living and dining area, and there is a bedroom with a full-size egress window and a three-piece bathroom here. This floor also holds a storage room and shared laundry. The furnace was serviced just last year, and the washer and dryer are newer as well. ***OUTSIDE*** Your backyard oasis is fully fenced, with tons of room for kids a...

Breakfast 10.33 Ft x 6.08 Ft
Family room 14.50 Ft x 11.83 Ft
Laundry room 8.25 Ft x 6.83 Ft
3pc Bathroom 5.92 Ft x 5.08 Ft
Furnace 6.33 Ft x 6.33 Ft
Other 5.50 Ft x 5.42 Ft

Living room 12.42 Ft x 11.92 Ft
Kitchen 11.83 Ft x 10.58 Ft
Dining room 8.42 Ft x 7.50 Ft
Primary Bedroom 11.92 Ft x 10.58 Ft
Bedroom 9.58 Ft x 9.58 Ft
Bedroom 8.50 Ft x 8.42 Ft

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CIR

REALTY

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Storage 6.33 Ft x 5.33 Ft

Kitchen 12.42 Ft x 8.67 Ft

Bedroom 10.67 Ft x 9.83 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Foyer 4.58 Ft x 3.83 Ft