



## 21 Falchurch Road Calgary Alberta

\$424,888

This home is not for everyone but it may be perfect for you.. So many upgrades and move in ready!! Are you a gourmet at heart? Love to entertain? Need a garage that actually fits your life? This exceptionally well maintained and affordable home checks every box-and then some. Located on a quiet street, this charming property offers thoughtful upgrades and unique standout features that make it a notch above the competition. Step inside to discover custom built-ins throughout for smart stylish storage, a cozy wood burning fireplace, and renovated bathrooms that add a touch of luxury to your daily routine. The updated kitchen features a top of the line gas stove and all newer stainless steel appliances perfect for whipping up dinner party delights or weekday favourites. There are two bedrooms and a welcome dining area-ideal for relaxed meals or hosting your favourite people. But where this home truly shines is outside: a HUGE PATIO complete with built-in outdoor kitchen that's practically begging for summer nights, BBQ's and backyard memories. Need a garage? You've got it. The oversized single garage is nearly the size of a double- plus it comes with a brand new furnace (still in the box) just waiting for installation. And don't forget the newer furnace and hot water tank inside the home- big ticket items already taken care of. Whether you're a first time buyer, downsizing or looking for a lifestyle home that blends indoor comfort with outdoor entertaining, this one's a must see. (id:6769)

Furnace 6.17 Ft x 7.08 Ft

Laundry room 7.83 Ft x 11.33 Ft

Storage 3.83 Ft x 4.75 Ft

Family room 11.33 Ft x 18.17 Ft

2pc Bathroom 4.67 Ft x 7.25 Ft

Living room 12.00 Ft x 19.25 Ft

Other 12.17 Ft x 8.50 Ft

Dining room 10.00 Ft x 10.83 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

Bedroom 8.75 Ft x 15.50 Ft

Primary Bedroom 10.17 Ft x 13.17 Ft

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