



## 279 Falshire Way Calgary Alberta

\$540,000

Welcome to your new home! This beautifully maintained 3-bedroom, single-family residence in Falconridge community offers the perfect blend of comfort, style, and functionality. With FRESH interior paint throughout, the home feels bright, clean, and move-in ready. On the main floor, enjoy a bright and open living room, a kitchen with ample counter space, extensive cupboard storage, and a dining area perfectly placed beside a sunlit window. A convenient 2-piece bathroom completes the main level. As you move toward the back of the home, step out to a private backyard that features a deck for outdoor enjoyment and access to the HEATED detached garage. Downstairs, the illegal basement suite offers excellent potential with its separate entrance, spacious living area, 1 bedroom, a 3-piece bathroom, and a kitchenette. The basement includes shared laundry room. This home also has Air Conditioning installed in 2024 - Stay cool all summer long! Recent upgrades - Furnace (2022) , Hot watertank (2018), Roof & Siding (2022). This home is situated in an unbeatable location -- just minutes from multiple bus routes, primary and secondary schools, Superstore, and more. Plus, it's conveniently close to the Genesis Centre, offering a wide range of recreational activities for all ages. Whether you're looking for a family-friendly home or a smart investment, this property is a must-see! (id:6769)

3pc Bathroom 5.00 Ft x 8.00 Ft  
Bedroom 8.83 Ft x 9.67 Ft  
2pc Bathroom 5.58 Ft x 4.50 Ft  
Dining room 13.33 Ft x 6.42 Ft  
Kitchen 11.33 Ft x 10.92 Ft  
Living room 17.08 Ft x 12.83 Ft

Foyer 3.67 Ft x 4.33 Ft  
4pc Bathroom 7.83 Ft x 5.08 Ft  
Bedroom 7.83 Ft x 5.08 Ft  
Bedroom 9.00 Ft x 8.92 Ft  
Primary Bedroom 13.33 Ft x 13.08 Ft

Listing Presented By:



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