



## 355 falton Drive Calgary Alberta

\$519,800

Welcome to this beautifully landscaped 2-storey home in the desirable Falconridge community, lovingly owned by the same family since 2013. This cozy and inviting property boasts 3 spacious bedrooms, 1.5 baths, and a bright, open living and dining area highlighted by large bay windows that flood the space with natural light. The functional kitchen offers plenty of room for meal preparation and includes space for a dining table. A rear entrance leads to a beautifully finished backyard with poured concrete, creating the perfect setting for summer BBQs and entertaining friends and family. Upstairs, you'll find three generously-sized bedrooms, all with ample closet space, and a well-appointed 4-piece bathroom. The finished basement includes a large flex room, ideal for movie nights or additional entertainment space. Additionally, a fourth bedroom is conveniently located next to the mechanical room, which houses the washer and dryer. For car enthusiasts or those in need of extra storage, the double detached garage provides plenty of room for two vehicles, along with space for bikes, tools, or additional storage. The home is situated in a family-friendly neighborhood with multiple schools and an abundance of shopping and amenities nearby. With easy access to transit and bus routes connecting to neighboring C-Train stations, this location is ideal for convenience and accessibility. Don't miss the opportunity to make this home your own - it's the perfect blend of comfort, functionality, and community! (id:6769)

Primary Bedroom 12.92 Ft x 15.08 Ft

Bedroom 9.00 Ft x 8.92 Ft

Bedroom 7.75 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 7.75 Ft

Other 18.50 Ft x 12.42 Ft

Dining room 19.00 Ft x 13.25 Ft

Eat in kitchen 12.58 Ft x 11.08 Ft

2pc Bathroom 4.50 Ft x 5.58 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty



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