



## 5 Falsby Place Calgary Alberta

\$425,000

Looking for Location, Convenience and Excellently Maintained home? You've come to the right place! Fabulous home with 1276 square feet of living space! Three bedrooms up as well as a refreshed 4 piece bath (new tub surround, toilet, granite counters, tiled floors) and a 2 piece ensuite bathroom (new toilet and tiled flooring) in the large primary bedroom. Rest assured this home is in excellent condition with a newer furnace, hot water tank, windows, roof as well as upgraded pet friendly carpet - designed with features that help resist hair, stains and wear and tear. On the main floor, there is a huge living room with a cozy gas fireplace, lovely laminate flooring and big windows for light and air. The dining and kitchen are at the back of the home with an ideal U-shaped kitchen, sink under the window, lots of cabinets and counter space and sliding doors to the great yard - with a beautiful shed for storage. All appliances have been updated including the washer/dryer in the unfinished basement, ready for your imagination! This comfortable home is right across from a playground, green space (lots of front parking) and walking distance to schools as well as easy connection to other community amenities - see the lists in photos! There is ample space to build a garage and loads of room in the delightful backyard! (id:6769)

Storage 19.08 Ft x 32.00 Ft  
 Dining room 9.67 Ft x 11.50 Ft  
 Kitchen 12.33 Ft x 11.50 Ft  
 Living room 12.25 Ft x 17.33 Ft  
 2pc Bathroom Measurements not available

4pc Bathroom Measurements not available  
 Bedroom 9.17 Ft x 9.17 Ft  
 Bedroom 9.92 Ft x 12.67 Ft  
 Primary Bedroom 15.67 Ft x 10.92 Ft

Listing Presented By:



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