



# 10 Falchurch Road Calgary Alberta

\$435,000

Welcome to this beautiful semi-detached home located in Falconridge NE Calgary. This 4-bedroom, 1.5-bathroom residence offers nearly 1200 sq ft of living space above ground, with an additional 527 sq ft below ground for ample room to grow. Enjoy the convenience of no condo fees and a prime location within walking distance of Terry Fox High School, Grant MacEwan Elementary School, Bishop McNally High School, and Falshire Park. Just a 5-minute drive to McKnight LRT Station, commuting is a breeze. Step inside to a bright and welcoming front living room, perfect for relaxing or entertaining. The functional kitchen boasts ample storage and is complemented by a dining area ideal for family meals. A convenient 2-piece bathroom completes the main level. Upstairs, discover three well-appointed bedrooms and a full bathroom, providing comfortable accommodations for a growing family. Laminate flooring on main floor and upper floor. The basement features a spacious family room, perfect for leisure activities, along with an additional bedroom and laundry facilities. Outside, the backyard includes a large deck, ideal for hosting outdoor gatherings, and is fully fenced for privacy and security. With parking for up to 3 cars in the driveway, convenience is ensured. Additionally, the roof was replaced in 2022, kitchen cabinets and flooring was replaced just few years ago, windows replaced 2 years ago, ensuring peace of mind for years to come. Don't miss the opportunity to make this well-situated property your new home, combining comfort, convenience, and community amenities in one desirable package. (id:6769)

Bedroom 11.58 Ft x 8.83 Ft  
 Recreational, Games room 17.83 Ft x 11.00 Ft  
 2pc Bathroom 6.00 Ft x 4.50 Ft  
 Dining room 8.08 Ft x 9.42 Ft  
 Kitchen 10.83 Ft x 9.42 Ft

Living room 15.17 Ft x 13.08 Ft  
 4pc Bathroom 5.00 Ft x 8.75 Ft  
 Bedroom 8.67 Ft x 11.75 Ft  
 Bedroom 9.75 Ft x 11.75 Ft  
 Primary Bedroom 13.25 Ft x 9.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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