



## 268 Fallswater Road Calgary Alberta

\$488,000

Welcome to Fallswater Road! This charming bilevel offers 2 bedrooms up and one in the lower level and over 1300 SQFT of TOTAL living space. The main floor living room is anchored by a cozy fireplace and is filled with natural light and the eat-in kitchen offers ample prep and storage space. Two bedrooms and a full bath complete the main level. Newer renovations and features completed over the last few years include newer roof, windows and doors, front porch, furnace, exterior and interior paint and more! The finished lower level offers a wet bar area, open rec room and a third bedroom and half bath that just needs a new shower. The lower area allows a buyer the opportunity to add future value by remodelling and bringing up to the same beautiful standards as the rest of the house. For those who love to make the most of our warmer days, the backyard is a much loved and beautifully designed oasis with multiple sitting areas to enjoy and privacy screens to add to that retreat feeling. With an oversized 23.5x23.5 detached double garage, shed, and parking/RV pad, there is more than enough room for storage, parking, projects, or toys! Beautifully maintained with real pride of ownership. (id:6769)

Family room 13.17 Ft x 11.17 Ft

Bedroom 10.92 Ft x 9.67 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Furnace 14.75 Ft x 9.67 Ft

Living room 15.42 Ft x 11.83 Ft

Eat in kitchen 15.50 Ft x 8.42 Ft

Primary Bedroom 11.67 Ft x 10.83 Ft

Bedroom 9.42 Ft x 8.42 Ft

Foyer 6.42 Ft x 4.08 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Listing Presented By:



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