



# 36 Falmere Way Calgary Alberta

\$599,999

Welcome to 36 Falmere Way, a fully renovated gem nestled in the mature and vibrant community of Falconridge. This stunning bi-level home features upgrades throughout, creating a fresh and inviting atmosphere ideal for first-time homebuyers and savvy investors alike. The main level showcases a well-designed layout that includes two spacious bedrooms and a versatile office or kids play area, making it perfect for families or those who work from home. The heart of the home is the beautifully appointed kitchen, which features a striking waterfall island, elegant quartz countertops, and brand new high-quality stainless steel appliances. This delightful space is perfect for cooking and entertaining. Adjacent to the kitchen, the cozy living room invites relaxation, complete with a charming fireplace that adds warmth to the space. A stylish washroom with a walk-in shower enhances the convenience and comfort of the upper level. The separate stacked laundry completes the upper floor space. Venturing downstairs, you'll discover a legal suite that opens up numerous possibilities. This space is ideal for generating rental income, accommodating extended family, or hosting guests. It features a small built-in desk space which provides an ideal spot for working or studying, making it easy to balance productivity with comfort, well-appointed kitchen that also boasts quartz countertops, ensuring a modern and stylish cooking environment. A separate laundry area adds to the convenience of this lower level. This home is packed with modern upgrades, including a brand new hot water tank, new windows that enhance energy efficiency, and new siding that gives the exterior a fresh look. The roof was replaced in 2022, providing peace of mind for years to come. The generous backyard offers ample space for outdoor activities, gardening, or entertaining, making it a perfect retreat for family gatherings.

3pc Bathroom 4.92 Ft x 9.08 Ft

Bedroom 10.50 Ft x 14.50 Ft

Bedroom 8.83 Ft x 13.08 Ft

Other 16.92 Ft x 14.50 Ft

Furnace 7.67 Ft x 13.08 Ft

Primary Bedroom 11.83 Ft x 14.25 Ft

Office 6.25 Ft x 10.75 Ft

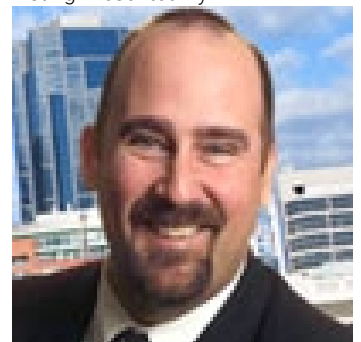
Living room/Dining room 14.42 Ft x 12.00 Ft

Other 11.00 Ft x 10.67 Ft

Bedroom 7.08 Ft x 10.00 Ft

3pc Bathroom 7.08 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca