

37 Falton Drive Calgary Alberta

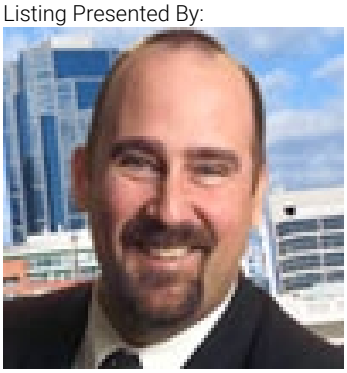
$380,000

Welcome to this charming and well-maintained family home situated in the heart of Falconridge! Boasting fantastic curb appeal, the property features a fully fenced yard with a decorative wrought-iron gate, creating a private outdoor retreat right at your doorstep.Step inside to a bright and spacious main living level highlighted by vaulted ceilings, warm laminate flooring, and large windows that fill the space with natural light creating an inviting atmosphere for relaxation or entertaining. Adjacent to the living area, the spacious dining room overlooks the main floor and flows seamlessly into the kitchen, complete with rich wood cabinetry, tile flooring, glass display cabinets, and ample counter space. The home offers four generous bedrooms, two full baths, and a flex room--perfect for a growing family or hosting guests. Outside, the property features low-maintenance yard with a west-facing patio and a dedicated parking pad. Nestled within easy walking distance of three local schools, neighborhood parks, transit, and shopping amenities, commuting is a breeze with quick, direct access to Stoney Trail. Whether you are a first-time homebuyer, a growing family, or an investor looking for a solid property in a prime location, this home is a must-see! (id:6769)

Office 15.92 Ft x 12.00 Ft
Other 3.50 Ft x 7.00 Ft
Other 9.83 Ft x 9.50 Ft
4pc Bathroom 5.25 Ft x 13.75 Ft
Furnace 8.75 Ft x 12.67 Ft
Family room 19.83 Ft x 10.58 Ft
Kitchen 10.75 Ft x 10.50 Ft
Bedroom 8.83 Ft x 8.83 Ft

Living room 17.00 Ft x 12.08 Ft
Primary Bedroom 11.75 Ft x 14.25 Ft
Bedroom 11.92 Ft x 9.50 Ft
4pc Bathroom 5.00 Ft x 9.42 Ft
Kitchen 9.50 Ft x 7.83 Ft
Dining room 11.08 Ft x 11.42 Ft
Other 4.00 Ft x 4.83 Ft

Listing Presented By:



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