



4 Fallingworth Bay Calgary Alberta

\$649,000

Welcome to this beautiful two-storey home in the mature community of Falconridge! Situated on a huge corner lot, this property features a legal basement suite with a private walk-up entry, making it perfect for extended family or rental income. The home is surrounded by excellent landscaping with multiple flower gardens and includes a charming sunroom to enjoy year-round. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms; the master bed has its own ensuite. The main floor offers a bright living room, cozy family room, dining area, and a functional kitchen. The legal basement suite is complete with its own kitchen, living space, and private entrance, providing convenience and privacy. Current basement tenant is paying \$1200.00/month. Located within walking distance to schools, shopping centres, and amenities, this home offers both comfort and practicality. No poly B. Open house this Saturday(Oct 18) and Sunday(Oct 19) between 1:00 - 4:00 pm. (id:6769)

Bedroom 11.33 Ft x 10.58 Ft

Kitchen 12.33 Ft x 5.33 Ft

Family room 14.75 Ft x 8.67 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Den 7.67 Ft x 7.42 Ft

Living room 10.33 Ft x 10.42 Ft

Kitchen 14.33 Ft x 10.08 Ft

Dining room 10.00 Ft x 9.75 Ft

Family room 14.17 Ft x 11.00 Ft

Sunroom 11.75 Ft x 9.58 Ft

2pc Bathroom 7.08 Ft x 3.08 Ft

Primary Bedroom 12.50 Ft x 12.50 Ft

Bedroom 10.50 Ft x 10.00 Ft

Bedroom 11.42 Ft x 7.50 Ft

3pc Bathroom 7.67 Ft x 4.75 Ft

4pc Bathroom 7.67 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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