



## 40 Falconridge Close Calgary Alberta

\$549,000

Welcome to a 2 Storey detached house nestled in one of the settled community-Falconridge NE on a RC-2 LOT. It comes with 3 bedroom and 1.5 bathroom. This Home is located on a family friendly street across from a greenspace in Falconridge! Main floor has a lovely sunroom and a yard to enjoy. Upper floor has 3 generous bedrooms on the upper floor along with 4pc washroom. Double detached garage. along with another parking pad is an absolute advantage. Basement has a rec room and remaining space provides the opportunity to the new. beers to utilise it in their own way. Don't miss the opportunity and call your favourite Realtor to book your showing!!!! (id:6769)

Other 3.83 Ft x 7.42 Ft

Pantry 4.75 Ft x 2.42 Ft

Kitchen 8.00 Ft x 8.67 Ft

2pc Bathroom 6.58 Ft x 3.08 Ft

Living room 10.50 Ft x 19.08 Ft

Sunroom 11.42 Ft x 15.42 Ft

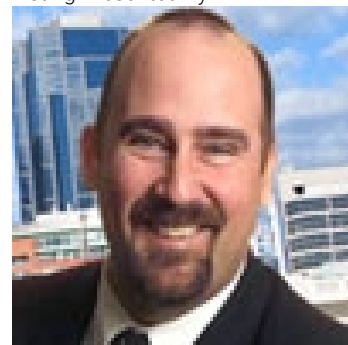
Primary Bedroom 10.83 Ft x 19.08 Ft

Bedroom 8.75 Ft x 9.58 Ft

Bedroom 8.92 Ft x 10.58 Ft

4pc Bathroom 7.17 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:  
PREP REALTY

<http://www.ychousefinder.com>

**RE/MAX Realty Professionals**

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

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