



## 5 Falsby Place Calgary Alberta

\$419,900

\*OPEN HOUSE SATURDAY OCT 25 from 2-4pm\* Looking for LOCATION, Convenience and Excellently Maintained home? You've come to the right place! Fabulous warm and welcoming home with 1276 square feet of living space above grade plus a wide open basement for your creativity! THREE BEDROOMS UP as well as a RENOVATED 4 PIECE BATHROOM (new tub surround, toilet, granite counters, tiled floors) and a 2 piece ENSUITE bathroom (new toilet and tiled flooring) in the large primary bedroom. Rest assured this home is in excellent condition with a NEW FURNACE, NEW HOT WATER TANK, UPDATED WINDOWS & ROOF as well as UPDATED CARPET - designed with features that help resist hair, stains and wear and tear (pet resistant). On the main floor, there is a HUGE LIVING ROOM with a cozy GAS FIREPLACE, lovely LAMINATE flooring and big windows for light and air. The dining and kitchen are at the back of the home with an ideal U-shaped kitchen, SINK UNDER THE WINDOW to watch the kids play, LOTS OF CABINETS and counter space and sliding doors to the great yard - with a beautiful SHED FOR OUTDOOR STORAGE. All appliances have been updated including the washer/dryer. This comfortable home is RIGHT ACROSS FROM A PLAYGROUND & GREENSPACE (lots of front parking) and WALKING DISTANCE TO SCHOOLS as well as easy connection to other community amenities - see the lists in photos! There is ample space to build a garage and loads of room in the delightful backyard! (id:6769)

Storage 19.08 Ft x 32.00 Ft  
Dining room 9.67 Ft x 11.50 Ft  
Kitchen 12.33 Ft x 11.50 Ft  
Living room 12.25 Ft x 17.33 Ft  
2pc Bathroom Measurements not available

4pc Bathroom Measurements not available  
Bedroom 9.17 Ft x 9.17 Ft  
Bedroom 9.92 Ft x 12.67 Ft  
Primary Bedroom 15.67 Ft x 10.92 Ft

Listing Presented By:



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Ally Realty

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**RE/MAX Realty Professionals**

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