



## 59 Falton Way Calgary Alberta

\$579,900

Welcome to this beautifully renovated two-story home in the highly sought-after Falconridge community of northeast Calgary. This meticulously updated property is a perfect blend of style, functionality, and investment potential. With a thoughtfully designed layout, modern finishes, and a fantastic location, this home is ideal for families, first-time buyers, or savvy investors. The main floor is spacious and inviting, featuring a huge living room with large windows that fill the space with natural light, creating a warm and welcoming atmosphere. The open layout continues into the dining room, which is perfect for family meals or hosting guests. The great-sized kitchen is a chef's dream, offering ample cabinetry, updated countertops, and plenty of workspace for culinary adventures. A convenient half bathroom on this level adds practicality and ease to daily living. Upstairs, you'll find three generously sized bedrooms and 2 modern bathrooms, providing comfort and privacy for the whole family. The primary offers a peaceful retreat with its ensuite bathroom, while the additional two bedrooms are perfect for children, guests, or a home office. The fully finished basement is a standout feature, boasting a separate side entrance that makes it easily rentable. It includes one bedroom, a recreation room, a second fully equipped kitchen, and a full bathroom. This self-contained basement is perfect for generating rental income, hosting extended family, or accommodating guests. Sitting on a 4,600-square-foot lot, this home offers incredible outdoor space. The big backyard is perfect for entertaining, gardening, or relaxing, while the large deck provides an ideal spot for summer barbecues or morning coffee. Located within walking distance of schools, parks, shopping centers, and other amenities, this home ensures convenience and accessibility for residents of all ages. The neig...

3pc Bathroom 7.08 Ft x 4.33 Ft

4pc Bathroom 7.00 Ft x 4.92 Ft

Bedroom 10.67 Ft x 7.58 Ft

Bedroom 9.58 Ft x 10.92 Ft

Primary Bedroom 19.08 Ft x 10.83 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Kitchen 9.50 Ft x 8.50 Ft

Recreational, Games room 9.83 Ft x 19.00 Ft

Furnace 11.58 Ft x 4.92 Ft

2pc Bathroom 6.33 Ft x 3.08 Ft

Dining room 8.00 Ft x 10.83 Ft

Kitchen 10.50 Ft x 8.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Century 21 Bravo Realty

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Bedroom 9.75 Ft x 9.75 Ft

Living room 19.08 Ft x 10.50 Ft