

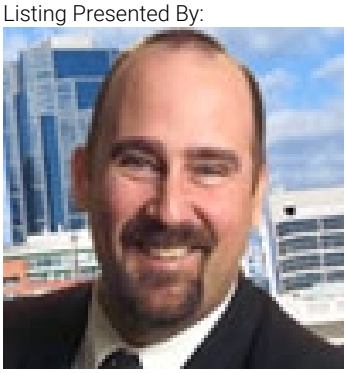
7 Falshire Close Calgary Alberta

$479,900

Welcome to this beautifully maintained two-storey home in the heart of Falconridge, ideally located on a corner lot directly across the road from Terry Fox Middle School. Offering the perfect blend of comfort, functionality, and thoughtful upgrades, this move-in-ready home is ideal for growing families, first-time buyers, or investors alike. Step inside to discover a bright and inviting open-concept living and dining area, highlighted by large bay windows that flood the space with natural light. The spacious kitchen offers ample cabinetry and counter space for meal preparation, along with a cozy dining area perfect for everyday meals and family gatherings. Upstairs, you'll find three generously sized bedrooms with ample closet space and a well-appointed 4-piece bathroom. The finished basement offers exceptional versatility with a large flex room ideal for movie nights, a games room, home office, or fitness space, plus a fourth bedroom, a full bathroom, and convenient access to the laundry area. Stay comfortable year-round with central air conditioning, while outside, the beautifully finished backyard features poured concrete, creating the perfect low-maintenance setting for summer BBQs, entertaining, or simply relaxing. A double detached garage provides secure parking for two vehicles, along with additional storage for bikes, tools, and seasonal equipment. This home has been extensively updated for peace of mind, including new windows and doors (2019), upgraded Class 4 hail-resistant shingles (2020), new siding and eavestroughs (2020), 3/4-inch foam insulation added beneath the new siding throughout the entire home (2020), blown-in attic insulation (2023), a new hot water tank (December 2022), central air conditioning (2024), and a new dishwasher (2024). Located close to schools, shopping, parks, public transit, and C-Train access, this exceptional property offers ...

Recreational, Games room 4.50 M x 2.84 M
Bedroom 4.67 M x 3.15 M
4pc Bathroom 2.13 M x 2.29 M
Furnace 4.04 M x 1.70 M
Living room 5.00 M x 4.67 M
Dining room 4.27 M x 2.41 M
Kitchen 3.07 M x 3.00 M
Breakfast 1.93 M x 3.00 M
Primary Bedroom 5.03 M x 3.05 M
Bedroom 4.47 M x 2.41 M
Bedroom 3.38 M x 2.49 M
4pc Bathroom 2.13 M x 2.29 M

Listing Presented By:



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RE/MAX Realty Professionals

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