



87 Falton Close Calgary Alberta

\$489,000

Step inside and feel instantly at home! This well-cared-for and inviting single-family 3-level split offers warmth, comfort, and thoughtful style throughout. Lovingly maintained, it shines with pride of ownership and practical updates in every corner. The kitchen provides excellent counter and cabinet space, beautifully upgraded in 2005 with double granite countertops. It flows seamlessly into a generous dining room—perfect for family meals, gatherings, and holiday entertaining. Upstairs features two nicely sized bedrooms and a full bathroom complete with granite counters and a Bathfitter tub surround installed in 2023. The fully developed basement adds fantastic versatility with a spacious family room, laundry area, and a den/flex/bedroom complete with its own permitted 2-piece bathroom (2017). The lower level also boasts an abundance of storage, including an impressively large crawl space. Major updates include: High-efficiency furnace (2007), Tankless hot water heater (2017), Asphalt shingles (2020), Main floor & upper hallway paint (2020), Carpet replacement (2015), Doors & windows (2012-2015), Gutter covers for easy maintenance (2022). Outside, enjoy a sunny south-facing backyard featuring a large wrap-around deck, garden area, and fruit trees—all on a generous lot with a two-car carport and plenty of room to build a garage. This is a cherished home with character, comfort, and updates already in place—move in and enjoy! (id:6769)

Family room 11.83 Ft x 11.33 Ft

Bedroom 11.33 Ft x 9.33 Ft

Kitchen 9.92 Ft x 8.25 Ft

Dining room 10.00 Ft x 9.92 Ft

Living room 14.25 Ft x 13.50 Ft

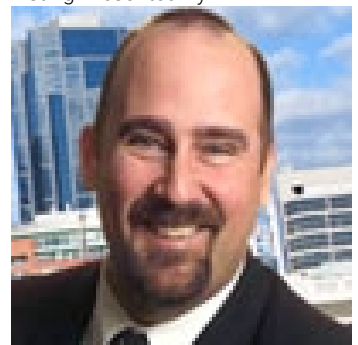
Primary Bedroom 12.92 Ft x 12.17 Ft

Bedroom 12.08 Ft x 8.83 Ft

2pc Bathroom 6.00 Ft x 4.67 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

<http://www.mryyc.ca/>

RE/MAX Realty Professionals

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

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