



THE
A-TEAM

**RE/MAX
FIRST**

320 FALSHIRE Way, Calgary T3J2B4

MLS®#: **A2142611**

Area: **Falconridge**

Listing Date: **06/19/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1983**

Finished Floor Area

Abv Sqft: **1,191**

Low Sqft:

Ttl Sqft: **1,191**

Lot Information

Lot Sz Ar: **4,746 sqft**

Lot Shape:

DOM

13

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Landscaped**

Park Feat: **Double Garage Attached,Garage Faces Rear**

Utilities and Features

Roof: **Metal**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Outdoor Kitchen,Private Yard,Rain**

Barrel/Cistern(s)

Construction:

Stucco

Flooring:

Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s)

Int Feat:

Ceiling Fan(s),Central Vacuum,Chandelier,High Ceilings,Jetted Tub,Natural Woodwork,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Storage

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	13`10" x 9`5"
Dining Room	Main	17`5" x 6`0"
Living Room	Main	13`5" x 14`3"
3pc Bathroom	Basement	13`5" x 11`0"
Bedroom	Basement	9`3" x 11`4"

Room	Level	Dimensions
Bedroom	Main	9`9" x 12`2"
Kitchen	Main	15`8" x 11`11"
Bedroom	Main	14`7" x 12`2"
Bedroom	Basement	12`5" x 11`7"
Game Room	Basement	19`11" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111732

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this beautiful east facing bungalow for sale by its first owners in the convenient community of Falconridge! At the front yard you are welcomed into a bright sunroom that leads to the main door! Upon entering the main door you will see a spacious foyer with a large bedroom to your right side. As you go further and look to your left side you will see another bedroom along with an extra large bathroom with a large jacuzzi. A traditional bright open concept living area with a kitchen, dining room and spacious living room that features large windows, vaulted ceiling and 3 large skylights! As you exit the living room you will enter another sunroom as the owners have done an extension, here you could relax and enjoy your evening tea. The basement of this home is fully finished with two bedrooms along with a 3 piece bathroom! The exterior of this home is great as it features a long greenhouse along the entire right side of the home for your organic planting needs. There are lots of planters / rain barrels around the yard for beautiful flowers or fresh herbs! Towards the side of the home next to the sunroom extension you will find a shed with a pizza oven! The double attached garage has a hoist and skylights as well for natural light into the garage! This home has been lovingly maintained by it's original owner since 1983 and is a must see! Please book your viewing today!**

Inclusions:
Property Listed By: **Pizza oven garden planter boxes
PREP Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





