



THE
A-TEAM

**RE/MAX
FIRST**

308 FALTON Drive, Calgary T3J2X1

MLS®#: **A2154919** Area: **Falconridge** Listing Date: **08/02/24** List Price: **\$489,990**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar: **248 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Cleared**
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **1,171**
 Low Sqft:
 Ttl Sqft: **1,171**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	8`10" x 11`3"	Dining Room	Main	9`9" x 13`2"
Kitchen	Main	13`5" x 13`3"	2pc Bathroom	Main	4`8" x 5`4"
Bedroom - Primary	Second	11`3" x 14`6"	Bedroom	Second	14`1" x 8`7"
Bedroom	Second	9`11" x 8`4"	4pc Bathroom	Second	5`1" x 9`8"
Furnace/Utility Room	Basement	15`8" x 13`6"	Game Room	Basement	15`8" x 18`8"

Legal/Tax/Financial

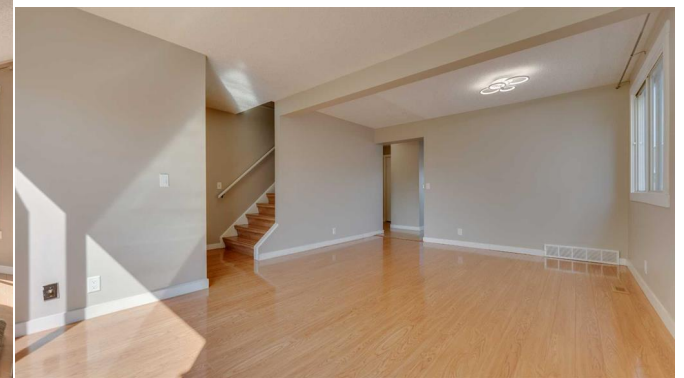
Title: **Fee Simple** Zoning: **R-C2**
 Legal Desc: **8111732**

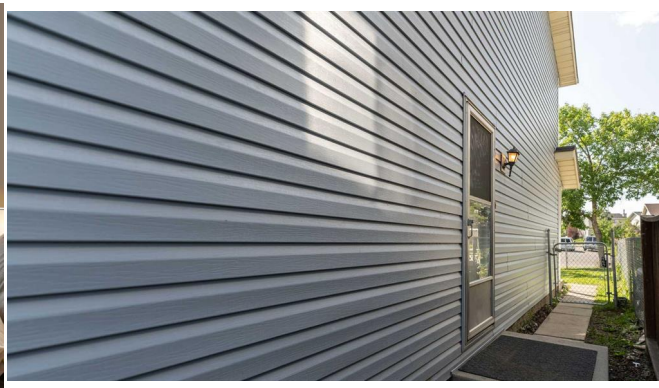
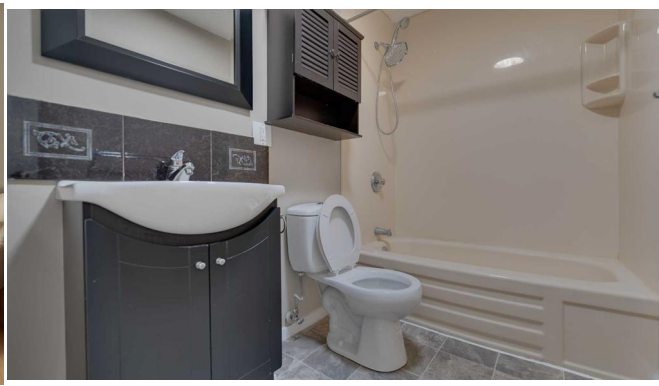
Remarks

Pub Rmks: **This charming 3-bedroom, 1.5-bathroom family home is nestled in the lively Falconridge neighborhood, celebrated for its strong community vibe and superb amenities. Upon stepping inside, you'll be welcomed by a luminous living room that's perfect for hosting family gatherings and entertaining friends. The large windows flood the space with natural light, fostering a cozy and inviting ambiance throughout. The kitchen is a highlight, boasting ample cabinetry, modern appliances, and a convenient breakfast nook. It's designed not only for practicality but also for style, ensuring that meal preparation becomes a delightful experience. The home features three generously-sized bedrooms, each crafted with comfort in mind, complete with spacious closets and abundant natural light. These rooms provide ample space for a growing family to thrive. A fully finished basement offers additional living space, making it ideal for a recreation room, home office, or even a guest suite. This versatility ensures that the home can adapt to your evolving needs over time. House has SIDE ENTRANCE, which opens more possibilities for your creative ideas. The exterior siding and roof were both replaced in 2020, offering peace of mind and enhancing the home's curb appeal. Outside, the yard provides plenty of room for children to play and for gardening enthusiasts to cultivate their own private retreat. Located mere minutes from Grant MacEwan School and Terry Fox School, as well as parks, shopping centers, and public transit, this home is ideally situated. Falconridge is renowned for its outstanding schools and family-friendly amenities, making it a truly wonderful place to establish roots and call home.**

Inclusions:
Property Listed By: **n/a
RE/MAX Complete Realty**

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









308 Falton Dr NE, Calgary, AB

Main Floor Exterior Area 585.49 sq ft
Interior Area 535.48 sq ft



0 3 6 ft PREPARED: 2024/07/16

While regions are excluded from total floor area in OASDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

308 Falton Dr NE, Calgary, AB

2nd Floor Exterior Area 586.19 sq ft
Interior Area 529.91 sq ft



0 3 6 ft PREPARED: 2024/07/16

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Basement (Below Grade) Exterior Area 498.80 sq ft
Interior Area 452.48 sq ft



0 3 6 ft PREPARED: 2024/07/16

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