

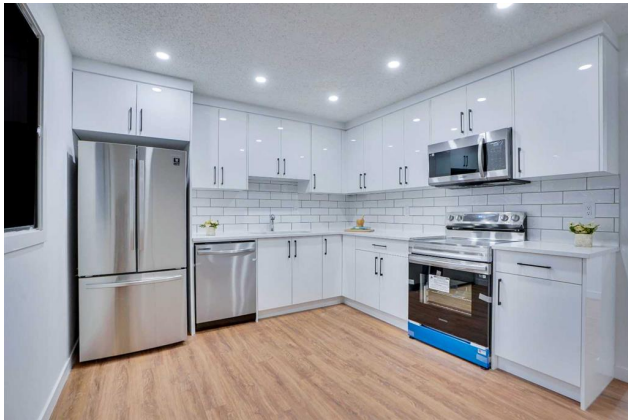


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 FALBURY Bay, Calgary T3J1H6**

MLS®#: **A2155143** Area: **Falconridge** Listing Date: **08/16/24** List Price: **\$584,990**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **5,252 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s)**  
 Park Feat: **Parking Pad,Rear Drive**

Finished Floor Area

Abv Sqft: **947**  
 Low Sqft:  
 Ttl Sqft: **947**

DOM

**33**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency**  
 Sewer:  
 Ext Feat: **Fire Pit,Playground,Storage**  
 Construction: **Vinyl Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Quartz Counters,Recessed Lighting,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`9" x 15`2"	Bedroom	Main	11`10" x 10`10"
Kitchen	Main	13`4" x 10`10"	Living Room	Main	12`0" x 11`2"
Dining Room	Main	13`4" x 7`8"	4pc Bathroom	Main	8`4" x 5`0"
Bedroom	Basement	11`4" x 12`7"	Bedroom	Basement	10`5" x 10`1"
Kitchen	Basement	7`5" x 14`1"	3pc Bathroom	Basement	7`6" x 4`8"
Living/Dining Room Combination	Basement	16`9" x 9`2"	Furnace/Utility Room	Basement	12`8" x 18`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7911270**

Remarks

Pub Rmks:

**Huge price reduction by motivated sellers. Legalization in Progress! This pristine bungalow on a serene cul-de-sac offers a complete package of comfort, convenience, and investment potential. The main level welcomes you to an expansive bright living room bathed in natural light through large windows and extends warmth through a cozy fireplace. The seamless flow leads to a meticulously crafted kitchen with plenty of storage and stainless-steel appliances perfect for culinary enthusiasts and entertaining alike. The ample size of the kitchen provides the luxury of having a dining space there also. Two huge bedrooms, a bathroom and separate laundry equipped with New Washer and Dryer enhance the comfort of living at this level. Adding to its allure, a Separate Rear Entrance paves way to a Two-bedroom luxurious suite in the basement. The synchrony of upgrades at both levels add to style as well functionality. At each level, the kitchen is glorified with modern high gloss New White Kitchen Cabinets, New Quartz countertops and New backsplash. The bathrooms exhibit New Full Tiles and New vanity, with a New bathtub at upper level and a New walk-in shower at lower level. Other thoughtful upgrades at the lower level include brand New High Efficiency Furnace, New Egress Windows, New Knock down ceiling and New floors with Luxury Vinyl planks. Both levels are illuminated with New Pot Lights and Fresh paint. Moving outdoors, the backyard is an inviting space for relaxation, entertainment or having a workshop in one of the sheds. The massive yard with a deck & a firepit is secured with a fence for privacy and complemented with a covered porch. There is plenty of room for RV parking, creating a garden oasis, hosting barbecues or letting children play freely on the green lawn. The spectacular space caters to outdoor living dreams. An additional shed provides extra storage. Falconridge is a vibrant multicultural community with excellent amenities within walking distance. Schools, playground, an off-leash dog park, grocery stores, restaurants, cafes, Sports complex, bus stops and LRT are all close by, catering to everyday needs and ensuring a lifestyle of sophistication & ease. Experience the charm of the home through a viewing ASAP!!**

Inclusions:  
Property Listed By:

**N/A**  
**Creekside Realty**

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



