



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**207 FALLSWATER Road, Calgary T3J 1B2**

MLS®#: **A2159040**      Area: **Falconridge**      Listing Date: **08/28/24**      List Price: **\$599,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **4,972 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,053**  
 Low Sqft:  
 Ttl Sqft: **1,053**

DOM

**21**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Metal Siding ,Wood Frame**  
 Flooring: **Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Separate Entrance,Smart Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 11`11"	Kitchen	Main	11`10" x 10`7"
Breakfast Nook	Basement	10`4" x 6`1"	Dining Room	Main	8`5" x 7`6"
Family Room	Basement	14`6" x 11`10"	Laundry	Basement	8`3" x 6`10"
Bedroom - Primary	Main	11`11" x 10`7"	Bedroom	Main	9`7" x 9`7"
Bedroom	Main	8`6" x 8`5"	4pc Bathroom	Main	7`7" x 4`11"

3pc Bathroom  
Mud Room  
Storage  
Bedroom

Basement  
Basement  
Basement  
Basement

5`11" x 5`1"  
5`6" x 5`5"  
6`4" x 5`4"  
10`8" x 9`10"

Furnace/Utility Room  
Foyer  
Kitchen

Basement  
Main  
Basement

6`4" x 6`4"  
4`7" x 3`10"  
12`5" x 8`8"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

7811623

Zoning:  
R-CG

Remarks

Pub Rmks: Well-kept and with numerous upgrades throughout, this Falconridge home offers Owner on Main floor with an **ILLEGAL BASEMENT SUITE**. Large front yard with beautiful mature trees welcomes you home, plus, there is no sidewalk to shovel - a win in the winter months. **UPGRADES** include 2022 All Triple Pane Vinyl **WINDOWS** (2 double pane in Basement), Newly painted walls, Closets, Ceiling, Baseboards, and doors (main floor), New Light fixtures (2023), Main floor Kitchen Stove (2023), Washer/Dryer (2019), **NEWER Shingles, METAL SIDING, Fascia, Soffit, Eavestroughs** and more. **\*\*\*MAIN FLOOR\*\*\*** Inside, a bright living area takes in the gorgeous sunrises through large east-facing windows. All the windows and light fixtures are newer, and the entire home has been freshly painted including ceilings, baseboards, and doors. A spacious kitchen offers plentiful counter space and the cabinets also have recently been repainted. A newer stove leads the way for your style upgrades. Wainscoting Panels adds character to the space, extending into a sunny dining nook. The primary bedroom is generous, and there are two more bedrooms on this level. Next to the main bathroom, there is a large linen closet; a coveted feature. **\*\*\*BASEMENT\*\*\*** The illegal suite has a **SEPARATE ENTRANCE**, and you will notice the upgraded vinyl plank flooring (2023) right away. The layout is roomy, starting with a large kitchen with a new hood fan, and the windows (2022), lighting, and paint are all new on this storey. A wood-burning **FIREPLACE** with extensive built-ins is the focal point of the open living and dining area, and there is a bedroom with a full-size egress window and a three-piece bathroom here. This floor also holds a storage room and shared laundry. The furnace was serviced just last year, and the washer and dryer are newer as well. **\*\*\*OUTSIDE\*\*\*** Your backyard oasis is fully fenced, with tons of room for kids and pets to play. Mature foliage includes a cherry tree and rhubarb patch, and there are garden beds along the house and garage ready for your green thumb. Exterior upgrades have also been completed over the years, with new storm doors, roof, metal siding, fascia, soffit, and eavestroughs. A double-detached **GARAGE** off the alley is ideal for parking, hobbies, and storing all your extras or toys. It's also equipped with a **WIFI** garage opener. **\*\*\*THE AREA\*\*\*** This neighbourhood is filled with green spaces, starting with a park just down the street and a big, fenced dog park within walking distance. Within a few blocks, you will find both public and catholic elementary, junior, and high schools as well as the NE sportsplex. Bus stops are just steps down the street, and the McKnight Westwinds C-train station is nearby too. Proximity to McKnight Blvd and Stoney Trail makes it easy to travel, whether that's around the city or jet setting at the airport.

Inclusions: Basement (Electric Stove, Refrigerator, Hood Fan), WiFi Controlled (2 Cameras, Thermostat, Garage opener)  
Property Listed By: Greater Calgary Real Estate

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