



THE A-TEAM

RE/MAX FIRST

164 FALCHURCH Road, Calgary T3J 1J8

MLS® #: A2159555 Area: Falconridge Listing Date: 08/22/24 List Price: \$525,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Sub Type: Detached City/Town: Calgary Year Built: 1980 Lot Sz Ar: 4,305 sqft Lot Shape:
Finished Floor Area: 909 Abv Sqft: 909 Low Sqft: 909 Ttl Sqft: 909

DOM

28 Layout Beds: 3 (2 1) Baths: 2.0 (2 0) Style: Bungalow

Parking

Ttl Park: 5 Garage Sz: 2

Access: Lot Feat: Back Lane, Back Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Treed Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: Fire Pit, Garden, Private Yard Construction: Concrete, Vinyl Siding, Wood Frame Flooring: Carpet, Laminate, Tile Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings Int Feat: Breakfast Bar, Kitchen Island, Quartz Counters, Storage Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Bedroom, Family Room, Bathroom, and Dining Room details.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911335

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this beautifully renovated, bright, and open bungalow. It features a charming shaded backyard and a detached double garage with extra parking for an RV. The main floor offers two spacious bedrooms and a full bath, while the lower level boasts an additional bedroom, another full bath, and a cozy TV room complete with a wood-burning stove. The home underwent significant renovations in 2018, including new windows, a fully updated kitchen with white maple cabinetry, crown moulding, a stunning glass backsplash, and granite countertops with a center island seating area. The renovations also feature engineered hardwood flooring on the main level, a re-insulated attic, and new flooring throughout. The furnace was replaced in 2020, and the home was freshly painted the same year. A brand-new washer and dryer. The beautifully landscaped backyard, complemented by the concrete work completed in 2017, is perfect for relaxation and entertaining, with designated zones for dining, gardening, a fire pit, and a hot tub oasis. Additional features include ceiling fans in the upstairs bedrooms and plush carpeting on the lower level. Located conveniently close to elementary and high schools, bus routes to the LRT, the Genesis Centre, Village Square Library, Peter Lougheed Hospital, shopping, and other amenities, this home offers both comfort and convenience.**

Inclusions: **Hot Tub, Larger Storage Shed**
Property Listed By: **eXp Realty**

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