



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**268 FALLSWATER Road, Calgary T3J 1B3**

MLS®#: **A2162877**

Area: **Falconridge**

Listing Date: **09/05/24**

List Price: **\$488,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Lot Information

Lot Sz Ar: **4,101 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **779**  
Low Sqft:  
Ttl Sqft: **779**

DOM

**14**  
Layout  
Beds: **3 (2 1 )**  
Baths: **1.5 (1 1)**  
Style: **Bi-Level**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Interior Lot,Landscaped,Street Lighting,Private,Rectangular Lot,Treed**  
Park Feat: **Double Garage Detached,Parking Pad,RV Access/Parking**

Utilities and Features

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

Construction: **Mixed,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`8" x 10`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`5" x 4`1"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`2" x 11`2"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>5`1" x 4`11"</b>

Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>15`6" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 8`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`11" x 9`8"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>14`9" x 9`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811623**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to Fallswater Road! This charming bilevel offers 2 bedrooms up and one in the lower level and over 1300 SQFT of TOTAL living space. The main floor living room is anchored by a cozy fireplace and is filled with natural light and the eat-in kitchen offers ample prep and storage space. Two bedrooms and a full bath complete the main level. Newer renovations and features completed over the last few years include newer roof, windows and doors, front porch, furnace, exterior and interior paint and more! The finished lower level offers a wet bar area, open rec room and a third bedroom and half bath that just needs a new shower. The lower area allows a buyer the opportunity to add future value by remodelling and bringing up to the same beautiful standards as the rest of the house. For those who love to make the most of our warmer days, the backyard is a much loved and beautifully designed oasis with multiple sitting areas to enjoy and privacy screens to add to that retreat feeling. With an oversized 23.5x23.5 detached double garage, shed, and parking/ RV pad, there is more than enough room for storage, parking, projects, or toys! Beautifully maintained with real pride of ownership.**

Inclusions:  
Property Listed By:

**Garage heater  
RE/MAX Realty Professionals**

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











