



THE
A-TEAM

**RE/MAX
FIRST**

215 FALMERE Way, Calgary T3J 2Y2

MLS®#: **A2163009**

Area: **Falconridge**

Listing Date: **09/04/24**

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: **2023**

Finished Floor Area
Abv Sqft: **937**
Low Sqft:
Ttl Sqft: **937**

DOM

14
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **3 Level Split**

Lot Information

Lot Sz Ar: **3,110 sqft**
Lot Shape:

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

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`8" x 10`0"	Bedroom - Primary	Main	12`0" x 12`3"
4pc Bathroom	Main	6`7" x 8`8"	3pc Bathroom	Basement	7`2" x 7`6"
Bedroom	Basement	10`9" x 9`2"			

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C2**

Legal Desc:

8310081

Remarks

Pub Rmks:

THIS IS NEW BUILT HOME completed in May 2024 ! IT'S RARE TO FIND A NEW HOME IN A ESTABLISHED COMMUNITY. PIECE OF MIND WITH ALBERTA NEW HOME WARRANTY PROGRAM. Welcome to your new home at 215 Falmere Way NE! This charming property is nestled in the desirable community of Falconridge, offering both comfort and convenience. The living area is spacious with 3 generously sized bedrooms and 2 bathrooms, with an additional recreational room providing ample space for your family and guests. The living room is bright with natural light thanks to the full bay windows, a great spot to unwind after a long day. As the brand new home, you will enjoy all brand new materials: vinyl flooring, stainless steel appliances, sleek countertops. Modern lighting fixtures throughout living room, kitchen and washroom. The basement is fully finished with one bedroom, one bathroom, rec room and laundry, enough space for a small family. Step outside to a beautifully front yard, offering a private oasis for outdoor gatherings, playtime, or simply relaxing in the sun. Located in a family-friendly neighborhood with easy access to schools, parks, shopping centers, and major transportation routes. This brand new home combines functionality with style, making it an ideal choice for those seeking both comfort and convenience. Don't miss out on the opportunity to make this house your home!

Inclusions:

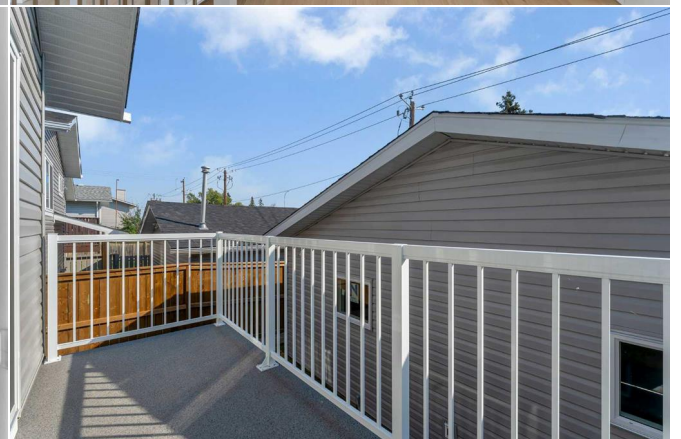
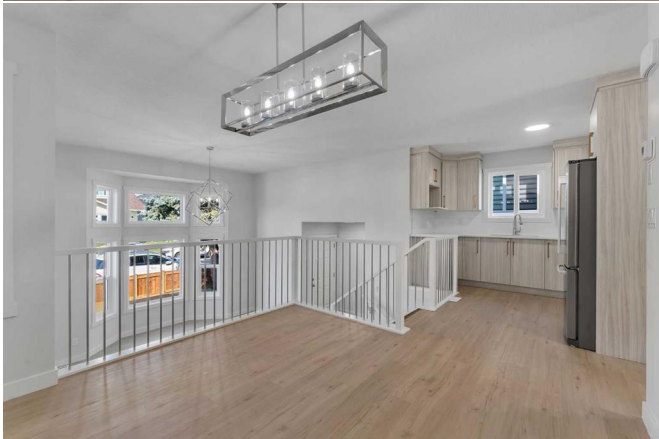
None

Property Listed By:

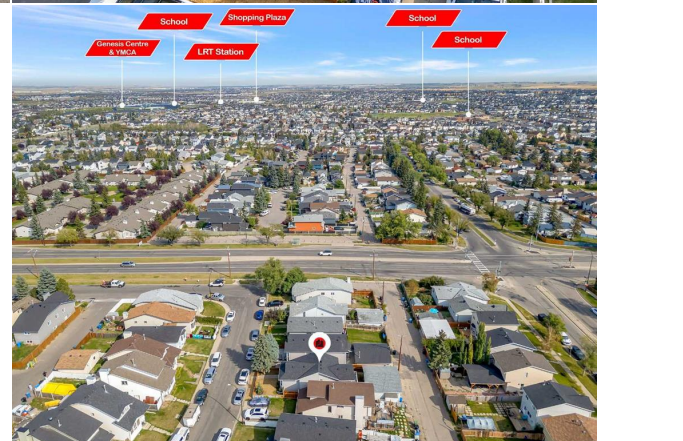
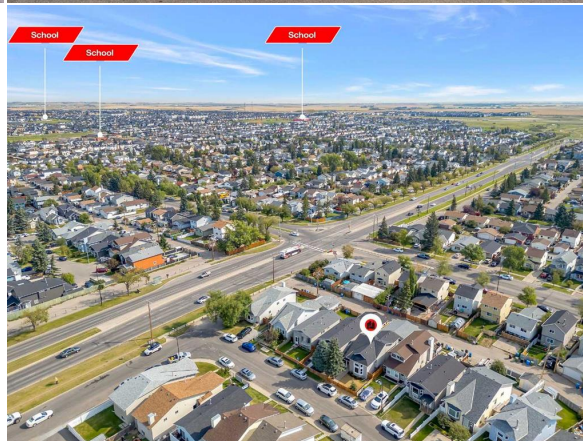
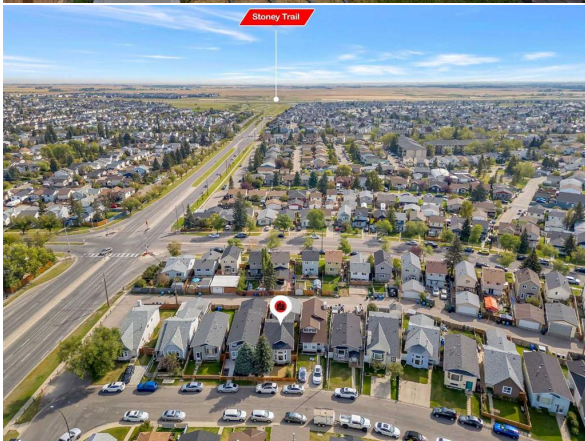
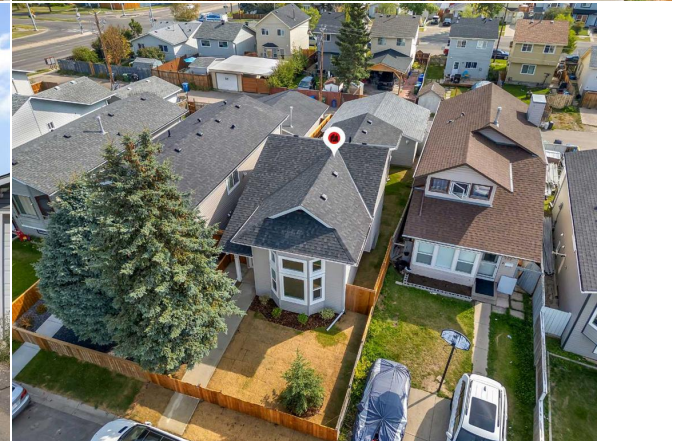
CIR Realty

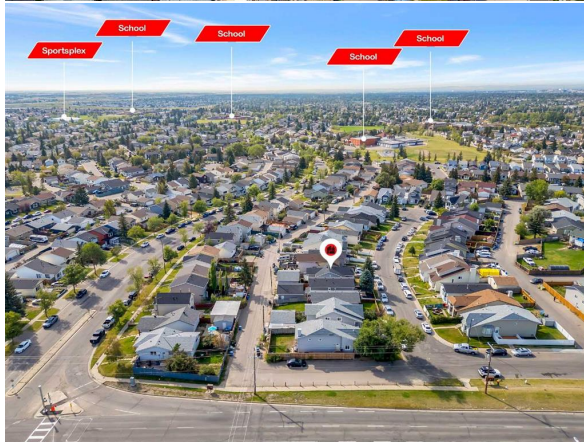
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











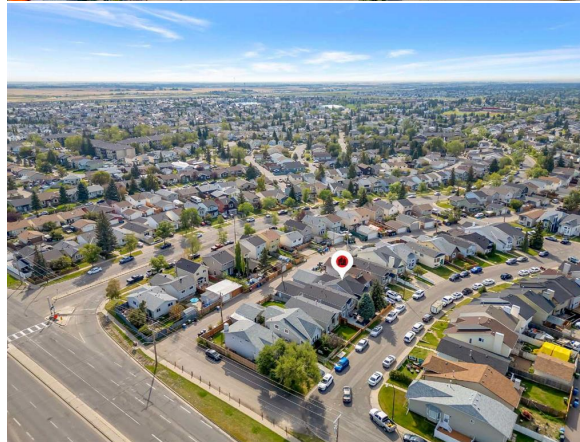
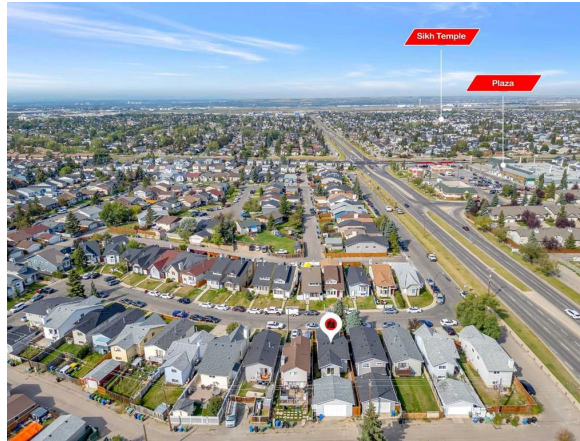
215 Falmer Way NE, Calgary, AB

1st Floor Exterior Area 684.92 sq ft
Interior Area 555.15 sq ft
Excluded Area 232.44 sq ft



PREPARED: 2024/05/02

White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



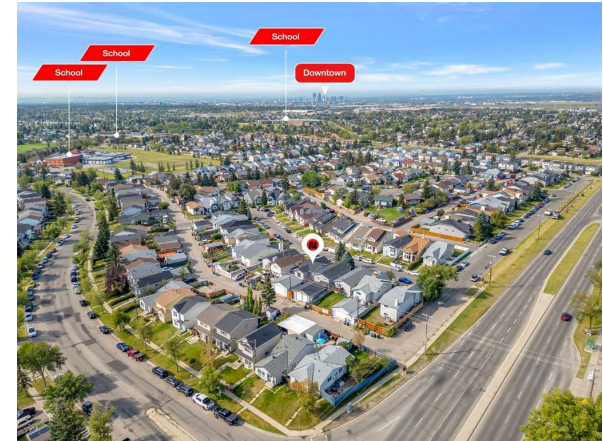
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Basement (Below Grade) Exterior Area 531.31 sq ft
Interior Area 523.55 sq ft



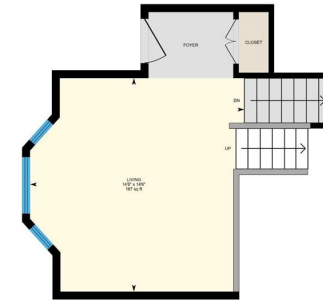
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Main Floor Exterior Area 272.34 sq ft
Interior Area 245.94 sq ft



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