



THE
A-TEAM

**RE/MAX
FIRST**

116 FALMERE Way, Calgary T3J 2Y4

MLS®#: **A2181501** Area: **Falconridge** Listing Date: **12/05/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1988** Abv Sqft: **1,052**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,003 sqft** Ttl Sqft: **1,052**
 Lot Shape:

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 16`5"	Kitchen	Main	7`11" x 8`9"
Breakfast Nook	Main	8`10" x 10`3"	Bedroom - Primary	Upper	9`11" x 13`10"
Bedroom	Upper	8`3" x 10`7"	Bedroom	Upper	7`11" x 10`8"
Family Room	Basement	8`4" x 15`3"	Other	Basement	7`9" x 8`3"
4pc Bathroom	Upper		4pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8310081

Zoning:
R-GC

Remarks

Pub Rmks:

Charming 2-Storey Home in Falconridge, Welcome to this lovely 2-storey home in the heart of Falconridge, offering a functional layout with thoughtful updates. Step into the bright and inviting main floor, featuring a newer white kitchen with ample cabinets, plenty of counter space, and updated stainless steel appliances. Patio doors lead you to a spacious backyard, perfect for entertaining or relaxing. The cozy living room at the front of the home provides plenty of space for family gatherings. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bath. The fully developed basement adds even more versatility, boasting a family room, an additional 4-piece bath, and a bonus room that can serve as a playroom or den. The property also includes a single detached garage and is ideally situated close to schools, shopping, and major roadways, ensuring convenience at every turn. Don't miss this opportunity—mark your calendar for December 5th and get ready to make this your new home!

Inclusions:
Property Listed By:

N/A
eXp Realty

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









