



THE
A-TEAM

**RE/MAX
FIRST**

116 FALLSWATER Crescent, Calgary T3J 1B6

MLS® #: **A2181662** Area: **Falconridge** Listing Date: **11/30/24** List Price: **\$599,900**
 Status: **Pending** 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: **4,531 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,011**
 Low Sqft:
 Ttl Sqft: **1,011**

DOM

21
Layout
 Beds: **7 (5 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**
 Park Feat: **Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Mid Efficiency,Fireplace(s)**
 Sewer:
 Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 12`8"	Bedroom	Main	10`10" x 9`0"
Bedroom	Main	9`8" x 8`4"	Bedroom - Primary	Main	11`0" x 13`8"
Bedroom	Main	8`9" x 10`4"	Bedroom	Main	8`7" x 10`4"
Bedroom	Basement	11`6" x 10`11"	Bedroom	Basement	9`10" x 8`1"
Den	Basement	8`11" x 11`7"	Family Room	Basement	10`7" x 12`5"
Kitchen	Basement	10`7" x 9`8"	2pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7811623

Remarks

Pub Rmks: **This charming, fully renovated bungalow is located in the desirable community of Falconridge, offering a spacious and functional layout with over 1800 sqft of living space. Move-in ready, this home features a total of 5 bedrooms plus a large den, and 2.5 bathrooms, including a master suite with its own private 2-piece en-suite. The main floor boasts a bright, airy living room with a sliding door leading to a south-facing backyard, perfect for enjoying sunny days. The modern kitchen features sleek, high-gloss cabinetry and quartz countertops, creating a stylish and functional space for cooking and entertaining. Additionally, you'll find 3 bedrooms and a separate laundry area on the main floor for added convenience. The fully developed basement offers a separate side entrance and includes a bright, illegal basement suite with 2 bedrooms, a den, a full bath, its own laundry, and a cozy family room—ideal for extended family, guests, or rental potential. The spacious backyard offers ample room for outdoor activities and could easily accommodate a double car garage. Don't miss out on this incredible opportunity to own a fully renovated bungalow in a family-friendly neighborhood. Call today to schedule a viewing before it's gone!**

Inclusions: **Basement Refrigerator, Stove, OTR**
Property Listed By: **RE/MAX House of Real Estate**

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











