



THE
A-TEAM

**RE/MAX
FIRST**

31 FALCHURCH Place, Calgary T3J 1L9

MLS®#: **A2196788** Area: **Falconridge** Listing Date: **02/25/25** List Price: **\$569,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,205**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,964 sqft** Ttl Sqft: **1,205**
 Lot Shape:

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Irregular Lot,Treed**
 Park Feat: **Alley Access,Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`7" x 7`3"
Dining Room	Main	8`6" x 8`2"
Bedroom - Primary	Upper	19`1" x 10`10"
Bedroom	Upper	10`10" x 9`8"
Game Room	Lower	10`2" x 8`1"
4pc Bathroom	Upper	

Room	Level	Dimensions
Living Room	Main	19`0" x 10`0"
Foyer	Main	7`6" x 3`10"
Bedroom	Upper	10`7" x 10`6"
Family Room	Lower	19`1" x 9`8"
2pc Bathroom	Main	
4pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911335

Zoning:
R-CG

Remarks

Pub Rmks:

What a great opportunity to become the new owner of this renovated 2 storey home located in a tranquil cul-de-sac, situated on a HUGE 0.16 ACRE (6,964 sq.ft) pie shape lot!!! Your new home home comes with a BRAND NEW KITCHEN that offers shiny white cupboards, quartz countertops and classy backsplash. There is a separate dining area, a large living room (both are facing south) and a 2PC bathroom on the main floor as well. The upper floor offers 3 LARGE bedrooms and an updated 4PC bathroom. The basement is fully finished and comes with a huge family room, another area that could be used as a recreation area/gym and another FULL bathroom. THE BACKYARD is absolutely MASSIVE (Take a look at the drone photos!!). There is an oversized 23' x 21' garage and a LOT OF SPACE beside the garage to park your RVs, machinery, toys, etc., etc. (gate leading to the alley)! The furnace was upgraded in 2014. This is an amazing place for someone that needs a LOT of space or simply looking for a great, large piece of real estate in the sought after community of Falconridge. Just think what you can do with this HUGE BACKYARD!!! This lot is 2-3 time LARGER than an average lot in the area. Book your private viewing now and put an offer on this gem! *HOUSE HAS A BRAND NEW SEWER LINE*****

Inclusions:
Property Listed By:

N/A
RE/MAX First

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











