

**5 Falsby Place NE
Calgary, Alberta****MLS # A2249165****\$425,000**

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,276 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Shed, Blinds

Looking for Location, Convenience and Excellently Maintained home? You've come to the right place! Fabulous home with 1276 square feet of living space! Three bedrooms up as well as a refreshed 4 piece bath (new tub surround, toilet, granite counters, tiled floors) and a 2 piece ensuite bathroom (new toilet and tiled flooring) in the large primary bedroom. Rest assured this home is in excellent condition with a newer furnace, hot water tank, windows, roof as well as upgraded pet friendly carpet - designed with features that help resist hair, stains and wear and tear. On the main floor, there is a huge living room with a cozy gas fireplace, lovely laminate flooring and big windows for light and air. The dining and kitchen are at the back of the home with an ideal U-shaped kitchen, sink under the window, lots of cabinets and counter space and sliding doors to the great yard - with a beautiful shed for storage. All appliances have been updated including the washer/dryer in the unfinished basement, ready for your imagination! This comfortable home is right across from a playground, green space (lots of front parking) and walking distance to schools as well as easy connection to other community amenities - see the lists in photos! There is ample space to build a garage and loads of room in the delightful backyard!