

6336 Falton Road NE
Calgary, Alberta

MLS # A2260219



\$449,900

Division:	Falconridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	881 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Single family home with a double garage under 450K list price! Nicely located in the heart of Falconridge on a roadway with local traffic only! Quick access to Stoney Trail to get you to any destination with ease. Close to schools, shopping, recreation facilities and great selection of eateries nearby! This well kept 4 level split has 4 bedrooms with the one on the lower level just a wee bit shy of proper egress. Spacious family room on the third level for relaxing or entertaining. Very functional galley kitchen and dining area with sliding patio doors onto a nice size deck to enjoy on those beautiful mornings and warm evenings. The oversized double garage makes a fabulous mancave and is capable of housing large vehicles! Paved alley for a dust free experience. Nice yard includes RV parking and a shed for keeping your tools out of the garage. This fine home is truly a turnkey property ready for the new owners to enjoy for many years to come. No disappointments here so call your favorite realtor and book your private viewing today!