

**31 Falchurch Place NE**  
**Calgary, Alberta**

**MLS # A2196788**



## \$569,900

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

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\*\*\*