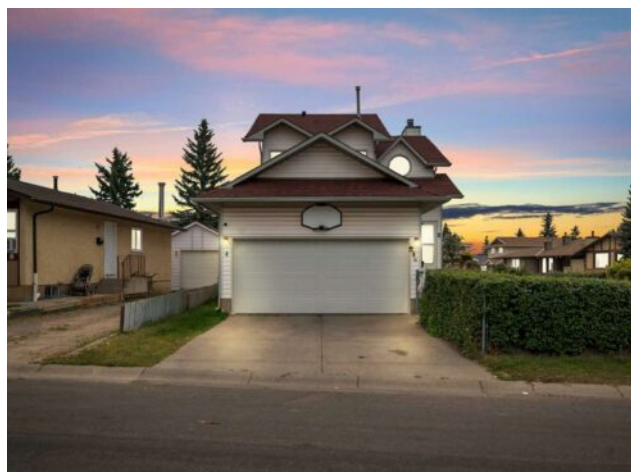


### 4 Fallingworth Bay NE Calgary, Alberta

MLS # A2258343



# \$699,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Falconridge            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,573 sq.ft.           | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <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>   | Separate/Exterior Entry, Full, Suite, Walk-Up To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Other  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home                        |                   |      |

**Inclusions:** Basement appliances

Welcome to this beautiful two-storey home in the mature community of Falconridge! Situated on a huge corner lot, this property features a legal basement suite with a private walk-up entry, making it perfect for extended family or rental income. The home is surrounded by excellent landscaping with multiple flower gardens and includes a charming sunroom to enjoy year-round. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms; the master bed has its own ensuite. The main floor offers a bright living room, cozy family room, dining area, and a functional kitchen. The legal basement suite is complete with its own kitchen, living space, and private entrance, providing convenience and privacy. Located within walking distance to schools, shopping centres, and amenities, this home offers both comfort and practicality.