292 Falton Drive NE
Calgary, Alberta

MLS # A2261626

$450,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,125 sq.ft.	**Age:**	1982 (43 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenanc		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Soaking Tub, Track Lighting, Wet Bar		

Inclusions:	none

Welcome to 292 Falton Drive – A Perfect Blend of Comfort and Convenience!Step into this charming 3-bedroom, 1.5-bathroom home featuring a rare double detached garage and a fully finished basement—ideal for growing families or savvy investors. The main floor boasts a bright and spacious living area with large windows that flood the space with natural light. Seamless flow into the kitchen, complete with sliding doors that open to the backyard—perfect for entertaining or relaxing outdoor. The powder room and generous closet space are conveniently located near the back entrance. Upper level comforts include: Three generously sized bedrooms, a Full bathroom with a cheater door to the primary bedroom for added privacy. The primary bedroom boasts an impressively large closet. The basement is fully finished for extra living space, home office, or playroom and the laundry area tucked away on this level for convenience. Recent updates include fresh paint and brand-new carpets installed in January—move-in ready! A double detached garage is a rare find in this neighborhood—say goodbye to scraping windshields in winter! This home offers incredible value and versatility. Whether you're starting a family or looking for a smart investment, 292 Falton Drive checks all the boxes. Don’t miss out—schedule your private showing today!