

179 Falshire Drive NE  
Calgary, Alberta

MLS # A2213248



**\$469,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks		

**Inclusions:** none

Beautiful renovated home in Falconridge, located on a lot facing the green and elementary school, and also backing to green. Home features new luxury vinyl plank floorings in spacious living room combining together with formal dining room. New luxury vinyl plank and laminate flooring in bedrooms as well. Very Nice high quality newer Lino flooring in kitchen and bath and footsteps. New toilet and vanity in half bath. Kitchen has cherry kitchen cabinets, and glass back splash. Newly reglazed tub in main bath. Fresh paint throughout and Upstairs there are 3 bedroom, a full bath. Basement is fully finished with recreation room, 1 bedroom, 1 full bath and a kitchenette with sink, no stove. House also comes with a huge oversized garage of 24X25.5 feet which has extra high ceiling as well. back yard is poured concrete patio. This beautiful house is priced to sell!