

**8 Falton Court NE**  
**Calgary, Alberta**

**MLS # A2216287**



**\$529,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, 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>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Storage

**Inclusions:** Second fridge in basement, Central vacuum system.

Tucked at the end of a PEACEFUL CUL-DE-SAC in Falconridge, this BEAUTIFULLY MAINTAINED BUNGALOW at 8 Falton Court NE delivers warmth, space, and smart updates in a family-friendly setting. With exceptional curb appeal and a tot park just steps away, this home offers comfort and convenience inside and out. Step inside to a sun-filled living room where WEST-FACING WINDOWS and a GAS FIREPLACE create a cozy, welcoming atmosphere. The kitchen is thoughtfully designed for daily ease and entertaining alike, with QUARTZ COUNTERTOPS, A CAST IRON SINK, STAINLESS STEEL APPLIANCES, UNDER-CABINET LIGHTING, and PLENTY OF COUNTER AND PANTRY SPACE. The adjoining dining area is ideal for gathering over meals and morning coffee alike. Three well-sized bedrooms on the main level provide GREAT FLEXIBILITY for families or work-from-home needs. Each closet is UPGRADED WITH WIRE SHELVING, and the primary bedroom includes a handy laundry chute. The 4-piece main bathroom features a glass sliding tub enclosure for easy upkeep and style. Downstairs, THE FULLY FINISHED BASEMENT extends your living space in all the right ways. Enjoy movie nights or game days in the spacious rec room, complete with A SECOND GAS FIREPLACE, a POOL TABLE (NEGOTIABLE), AND DART BOARD SETUP. A FOURTH BEDROOM AND 3-PIECE BATH with a stand-up shower add excellent functionality for guests or teens. Throughout the home, you'll appreciate the blend of HARDWOOD, TILE, AND LUXURY VINYL PLANK FLOORING—COMPLETELY CARPET-FREE FOR LOW-MAINTENANCE LIVING. Out back, the private, fully fenced yard invites gardening, play, or quiet relaxation. There are RAISED VEGETABLE BEDS, a clothesline, a 10'x12' SHED, and RV

PARKING tucked discreetly where the shed currently stands. Whether you're growing your own herbs or enjoying a weekend BBQ, the outdoor space is ready to support your lifestyle. The DETACHED DOUBLE GARAGE is a real bonus—fully INSULATED AND HEATED WITH GAS, AND EQUIPPED WITH CABINETS, SHELVING, AND A WORKBENCH for hobbyists or those who need extra storage. IMPORTANT UPDATES INCLUDE SHINGLES (2022), FULL EXTERIOR SIDING ON THE HOUSE AND GARAGE (2022), WINDOW REPLACEMENTS (2015), AND A FULL BASEMENT RENOVATION (2022). PLASTIC WINDOW SHUTTERS complete the clean, timeless look. Falconridge is known for its accessibility, with easy in-and-out routes to major roads, public transit, schools, and shopping amenities all nearby.