

\$549,900 - 124 Fallswater Road Ne, Calgary

MLS® #A2246661

\$549,900

4 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Absolutely stunning property! you will not be disappointed!! This absolutely immaculate home has been lovingly maintained and updated by the current owners over the past 38 years! (They are only the 2nd owners) Some of the most recent upgrades include a complete kitchen renovation in 2024 including all new cabinetry, new stainless steel appliances and quartz countertops, all new vinyl plank flooring and carpet 2023, freshly painted throughout, both main floor and lower level, in 2023, vinyl shutters throughout the main floor, main floor bathroom renovation 2022, lower level bathroom renovation 2019, replacement of furnace and hot water tank in 2020, Central Air Conditioning installed 2019, Double Cased energy efficient windows installed 2015, new garage doors installed 2018, garage insulated and new panelling 2024, concrete driveway and sidewalks topped with Eco Rubber Top 2020 and new fencing and RV gates! In addition, the attic has floors and lighting for additional storage and the property has leaf gutter protectors with a lifetime warranty. This is such a special property featuring an open floor plan with 3 bedrooms up and a 4th bedroom down (window not to egress). The lower level is perfect for entertaining with a huge family room with wood burning fireplace and bar. You will love the front deck off of the kitchen, the huge covered patio, and the impeccably groomed yard with gorgeous perennial gardens. Lots of dedicated parking with front



driveway off street parking, oversized double garage and additional RV parking spot. This is a fabulous location close to schools and shopping and is an absolute must to see!

Built in 1979

Essential Information

MLS® #	A2246661
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	124 Fallswater Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1B1

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Off Street, Parking Pad, RV Access/Parking, Insulated
# of Garages	2

Interior

Interior Features	Bar, Central Vacuum, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Covered Courtyard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.