



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 ANAHEIM Circle, Calgary T1Y 7E1**

MLS® #: **A2157143**

Area: **Monterey Park**

Listing Date: **08/15/24**

List Price: **\$740,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**  
Lot Information  
Lot Sz Ar: **8,160 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,669**  
Low Sqft:  
Ttl Sqft: **1,669**

DOM

**98**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Gazebo,Pie Shaped Lot,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**  
Int Feat: **Built-in Features,Ceiling Fan(s),Kitchen Island,Pantry,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`0" x 7`6"
Dining Room	Main	8`6" x 12`5"
Mud Room	Main	4`10" x 7`5"
Bedroom	Second	9`5" x 9`11"
Bonus Room	Second	14`5" x 14`11"
Family Room	Basement	11`7" x 19`10"
Storage	Basement	5`3" x 5`7"

Room	Level	Dimensions
Kitchen	Main	10`9" x 12`5"
Living Room	Main	11`0" x 13`0"
Bedroom - Primary	Second	11`1" x 13`7"
Bedroom	Second	9`5" x 9`10"
Laundry	Second	4`11" x 5`4"
Flex Space	Basement	7`9" x 12`6"
Furnace/Utility Room	Basement	7`0" x 7`6"

2pc Bathroom	Main	4`11" x 6`0"	4pc Bathroom	Second	4`11" x 7`4"
4pc Ensuite bath	Second	4`11" x 8`0"	3pc Bathroom	Basement	6`5" x 6`6"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-CG	
Legal Desc:	9711407	Remarks

Pub Rmks:	<p><b>PRICED TO SELL! This exceptional home has been meticulously crafted with HIGH-QUALITY finishes and modern upgrades inside and outside. Situated on a desirable 8160 sq ft PIE-SHAPED lot that backs onto a WALKING PATH. This originally owned residence offers both PRIVACY and a seamless blend of indoor and outdoor living. The main floor was tastefully RENOVATED IN 2023, with scratch-proof VINYL FLOORING, and stunning kitchen, dining and living areas. The serene colour palette enhances the elegant design, creating a cohesive and sophisticated space. The gourmet kitchen boasts an electric stove which includes a convection oven with air fryer settings. Tailor-made, exquisite cabinetry, including 17" deep side cabinets, and 21" deep center cabinets off the dining area, complete the open concept kitchen, providing ample storage and a timeless style. Appreciate the ease and safety of soft-close drawers and doors. Enjoy your personal BACKYARD RETREAT, complete with a charming gazebo, perfect for outdoor relaxation. The solid deck is equipped with a gas line for BBQ and 220V power, which is independently grounded and READY FOR A HOT TUB ADDITION. The GAZEBO also includes a GAS LINE, enhancing your outdoor entertainment options. The double attached garage is thoughtfully equipped with a 220V plug, ideal for electric vehicle charging or powering a workshop compressor, and a gas line for potential future heating. This home features reinforced framing (16" on center) and doubled up floor joists on the main floor, ensuring durability, strength and quiet steps. Additional RECENT UPDATES also include a top-of-the-line, HIGH EFFICIENCY FURNACE (in 2023), and a 50 gallon hot water tank installed this year, each came with a 12-year warranty. Poly-B to the basement and main floor has been replaced with upgraded piping and isolation valves have been installed to easily turn off water to the top level if needed. Neighbouring homes from this builder, of this same model, have constructed a separate entrance for a basement suite, without having to cut through concrete. With the zoning here that is something that may be considered off of the garage/mud room area. Be aware, a luxury alarm system with audio and video surveillance (inside and outside) is operating and is included. With 3 bedrooms, 3.5 baths and a generous BONUS ROOM your family can live comfortably here. Backing onto a scenic walking path, enjoy tranquil evening strolls, and the soothing sounds of nature. This home not only offers a high level of craftsmanship and convenience but also a peaceful setting with all the modern amenities you could desire. Schedule a viewing today to experience it for yourself!</b></p>
Inclusions:	Garden Shed (1), Light Fixtures, Alarm Equipment, Window Coverings
Property Listed By:	BECK Real Estate Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















