



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
35
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Mud Room, Bedroom, Bonus Room, Family Room, Storage, Kitchen, Living Room, Bedroom - Primary, Bedroom, Laundry, Flex Space, Furnace/Utility Room with their respective levels and dimensions.

2pc Bathroom
4pc Ensuite bath

Main
Second

4`11" x 6`0"
4`11" x 8`0"

4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Second
Basement

4`11" x 7`4"
6`5" x 6`6"

Title:
Fee Simple
Legal Desc:

9711407

Zoning:
R-CG

Remarks

Pub Rmks:

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!
Garden Shed (1), Light Fixtures, Alarm Equipment, Window Coverings
BECK Real Estate Ltd.

Inclusions:
Property Listed By:

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









