



GRASSROOTS
REALTY GROUP

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39 Anaheim Court NE
Calgary, Alberta

MLS # A2237297



\$575,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,186 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behin		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

For more information, please click Brochure button. A Great Value House and Must See with a Carrier brand central air conditioning to use in the heat of summer! Well maintained, clean and cozy two Storey family home, located in a quiet cul-de-sac in the beautiful family-oriented Monterey Park. It is close to playgrounds, two community parks and two minutes' walk to Monterey Park Wetland and Rotary/Mattamy Greenway Trail/walking path. Public transit close by and minutes of drive to huge Sunridge and Marlborough malls shopping centers. This house features parquet floors on the upper level, an oversized master bedroom with a 3-pcs. ensuite and a big walk-in closet & a decent size 2nd bedroom with a big closet and another full bathroom with soaker tub. On the main level, you will find oak engineered hardwood flooring throughout, a fireplace, the living room, kitchen and eating nook. Kitchen dishwasher and hood is brand new. Fridge and range are bought just recently. A fully developed basement consists of large family room with cork flooring and a gas fireplace. An office, laundry room and storage area. Outside you will find a heated double detached garage with a worktable for handyman's and a fully landscaped west facing backyard that is fenced in. The backyard has some good space for your gardening and planting. There are two more extra space for parking in front and back lane of the house. Two garage door opener that works wirelessly with an outside keypad garage entry. This home also has a central vacuum cleaner and the attachments, and outside BBQ natural gas connection and a compost box. The roof has been changed in 2023. Do not miss out!