



**70 Anaheim Green NE
Calgary, Alberta**

MLS # A2258872



\$625,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,297 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: all Window coverings

Welcome to this inviting, bright bilevel home offering a spacious living area, open kitchen and a dining room perfect for family meals and entertaining guests. This home is nestled between beautiful greenspace in front of and behind the property. The main floor features two comfortable bedrooms, including a primary bedroom with its own ensuite, plus an additional full bathroom. Large windows fill the main floor with natural light, highlighting the open living area with its cozy fireplace. Off the living room, a covered patio overlooks the greenspace and the large yard filled with mature fruit trees, creating a peaceful setting that's hard to find. For added peace of mind, the poly b plumbing has been fully replaced. The fully professionally developed lower level adds two more generous bedrooms, a full washroom, and a spacious family room, complete with a cozy fireplace—perfect for extended family, guests, or a flexible home office setup. With plenty of living space on both levels and nature right outside your door, this home adapts easily to your lifestyle while offering a rare sense of calm. Adding a side or rear door should be a fairly straitforward task with all the right permits.