



**GRASSROOTS**  
REALTY GROUP

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**67 Anaheim Crescent NE  
Calgary, Alberta**

**MLS # A2268366**



**\$699,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,931 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

BEAUTIFULLY MAINTAINED two-storey home with a WALK-OUT BASEMENT located in the desirable community of Monterey Park. The main floor features an open layout with high ceilings, large windows, and modern finishes that fill the home with natural light. The bright living room with a fireplace connects seamlessly to the dining area and a stylish kitchen with dark cabinetry, stainless-steel appliances, and granite countertops. A convenient laundry area is located on the main floor. Upstairs offers three comfortable bedrooms, and primary bedroom with a walk-in closet and private ensuite. The fully finished walk-out basement provides a warm and functional space with a large recreation area, a custom bar that can be converted into a kitchen, one bedroom, and a full bathroom. Additional highlights include a double attached garage, a fenced backyard with a covered patio, and close proximity to parks, schools, shopping, and major roadways.