



**119 Anaheim Circle NE
Calgary, Alberta**

MLS # A2157143



\$750,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gazebo, Pie Shaped Lot, See Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Garden Shed (1), Light Fixtures, Alarm Equipment, Window Coverings

PRICE IMPROVEMENT for this exceptional home, 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. 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!