



GRASSROOTS
REALTY GROUP

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**63 Anaheim Crescent NE
Calgary, Alberta**

MLS # A2306806



\$599,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

Welcome home to this Beautiful, well maintained fully finished Bungalow with Double attached garage and Walk-out basement - backing on to a park-like setting of green space. A "RARE FIND" - this spacious bungalow is ideal for a large or small family, offering 5 total bedrooms, 2 full bathrooms, and 2 - 2 piece bathrooms. A nice and bright living room welcomes you into the home. Light Luxury Vinyl Plank flooring through out this floor, gives a nice feel of open space. Space for a formal family dining area or you can use the entire space as your living room. The Kitchen nook area can also accommodate a dining table. Big front window and additional side windows add lots of natural light to this area. A front porch adds a lots of character to this home and for you to enjoy. The Kitchen has ample cabinets plus a pantry for your convenience. The home backs on to a green park space with walking trail and picnic area. Imagine sitting on the deck in the summer time, a book, a cup of tea or coffee, no neighbors, - just you and nature and open skies. On the main floor there is a large Primary bedroom with lots of closet space, and a 2 piece en-suite bathroom, Two more very good size bedrooms and full 4 piece main bathroom. The walk-out lower level was professionally finished by the builder when the home was built. It has a large living room, a very spacious open kitchen, again with lots of cabinets, 2 more bedrooms, a full bathroom and a 2 piece ensuite bathroom and laundry. A double attached garage for your convenience in the cold snowy Calgary winters. Excellent quiet location. Close to many amenities, - Schools, Shopping, Transit, major routes, Leisure center and lots more. This perfect home can be "Your perfect home".