



GRASSROOTS
REALTY GROUP

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74 Anaheim Gardens NE
Calgary, Alberta

MLS # A2334026



\$539,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Gentle Sloping, Irreg		

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

Inclusions: Everything that is left behind.

Here stand a former show home and the envy of the cul-de-sac, this home sits on a corner lot with a beautiful front and a massive backyard. It boasts a spacious front porch with a beautiful foyer that leads to the living room with a lovely oak fireplace and large hallway that takes you to an open family room with a semi opaque sheer drape, the kitchen fit for chef with newer appliances and the sufficient dining area. It has an exceptional sliding door that takes you to the expansive cedar deck with white metallic guardrails and a cedar storage underneath with 2 sliding doors that was recently stained last year. It also has a half lavatory and the laundry area for your convenience. On the upper level has the immense master bedroom with a 4pc ensuite bathroom and a walk-in closet. It has the other 2 roomy bedrooms and their shared 4pc restroom. The basement has a separate walk-up entry and left untouched for your future lower-level project that could be easily developed as your future cash cow. Both the roof and the eavestroughs were replaced in 2021. And has also a newer, 3 years old hot water tank. This residence is nicely tucked close to major roadways, schools, shopping, parks/playground, public transportation and other important amenities. Overall, a very solid well-maintained home by the sellers for 20 years, for you to enjoy and call it your home sweet home. Schedule your private visit and be the first to put an offer today!