



# 119 Anaheim Circle Calgary Alberta

\$740,000

PRICED TO SELL! This exceptional home has been 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. Poly-B to the basement and main floor has been replaced with upgraded piping and isolation valves have been installed to easily turn off water to t...

Primary Bedroom 11.08 Ft x 13.58 Ft

Bedroom 9.42 Ft x 9.92 Ft

Bedroom 9.42 Ft x 9.83 Ft

Bonus Room 14.42 Ft x 14.92 Ft

Laundry room 4.92 Ft x 5.33 Ft

Storage 5.25 Ft x 5.58 Ft

Furnace 7.00 Ft x 7.50 Ft

3pc Bathroom 6.42 Ft x 6.50 Ft

Other 4.00 Ft x 7.50 Ft

Kitchen 10.75 Ft x 12.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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## RE/MAX®

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4pc Bathroom 4.92 Ft x 7.33 Ft  
4pc Bathroom 4.92 Ft x 8.00 Ft  
Family room 11.58 Ft x 19.83 Ft  
Other 7.75 Ft x 12.50 Ft

Dining room 8.50 Ft x 12.42 Ft  
Living room 11.00 Ft x 13.00 Ft  
Other 4.83 Ft x 7.42 Ft  
2pc Bathroom 4.92 Ft x 6.00 Ft