



GRASSROOTS
REALTY GROUP

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**840 Archwood Road SE
Calgary, Alberta**

MLS # A2248434



\$745,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic 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, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

OPEN HOUSE AUG 16, 12-2PM. You won't want to miss this beautifully renovated Jaeger-built bungalow with a splash of the original mid-century charm. The new open floor plan offers a large airy living room w/ a bay window and stunning stone featured wood-burning fireplace. The formal dining room has a skylight and a lovely batten wall feature. The gorgeous, open-concept kitchen boasts quartz countertops, custom cabinetry, and a large island. There are 3 spacious bedrooms and the prettiest 5-piece bathroom - it even has a laundry chute. New flooring runs throughout, and the freshly painted exterior adds to the home's curb appeal. The fully developed basement offers a large rec room, flex room, bedroom with walk-in closet, newly reno'd 3-piece bath, as well as a functional laundry room and storage area. There is single attached garage and extended driveway on a full 50-foot wide lot, the property features 2 side patios and a large back yard with space to add a double garage and still have ample yard space.