



GRASSROOTS
REALTY GROUP

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**840 Archwood Road SE
Calgary, Alberta**

MLS # A2261866



\$715,000

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

You won't want to miss this Beautifully Renovated Jaeger-Built Bungalow with a splash of the original Iconic Mid-Century Charm. The new Open Floor Plan offers a large, airy Living Room w/ a Bay Window and a Stunning Stone-Featured Wood-Burning Fireplace – perfect for cozy gatherings or entertaining. The Elegant Formal Dining Room features a Skylight and a striking Batten Wall Feature. The gorgeous, Open-Concept Gourmet Kitchen boasts Quartz Countertops, Custom Cabinetry, and a Spacious Island ideal for cooking and entertaining. There are 3 Generously Sized Bedrooms and the beautifully appointed 5-Piece Spa-Like Bathroom – complete with a convenient Laundry Chute. Premium Flooring flows throughout, and the Freshly Painted Exterior enhances the home's undeniable Curb Appeal. The Fully Developed Basement offers a Large Rec Room, Versatile Flex Room, Bedroom with Walk-In Closet, and a Newly Reno'd 3-Piece Bath, along with a functional Laundry Room and Ample Storage Area – perfect for guests, teens, or extended family. This home also features a Single Attached Garage and Extended Driveway on a full 50-Foot Wide Lot. The property boasts 2 Side Patios and a Spacious Back Yard with room to add a Double Garage while still maintaining plenty of outdoor space for entertaining or play. Upgrades Include: New Windows (some), New Flooring Throughout, Freshly Painted Exterior, Designer Lighting, Custom Kitchen with Quartz Countertops, and much more – a perfect combination of Style, Function, and Modern Comfort.