

## 840 Archwood Road SE Calgary, Alberta

**MLS # A2248434**



# \$745,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 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. Upgrades include, some new windows, new flooring throughout, painted exterior, new lighting, custom kitchen, new countertops and much more.