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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

860 Archwood Road SE
Calgary, Alberta

MLS # A2258286

$775,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	**Age:**	1964 (61 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Wet Bar		

Inclusions: None

OPEN HOUSE SATURDAY, SEPTEMBER 20TH FROM NOON - 2 PM. Located on a quiet street in the established community of Acadia this 2+2 bedroom bungalow was completely renovated in 2019 & offers over 1900 sq ft of living space. The open & airy main level presents hardwood floors showcasing the living room anchored by a feature wall with electric fireplace & built-ins & kitchen that’s tastefully finished with granite counter tops, island/eating bar, crisp white cabinets & stainless steel appliances, including an Electrolux fridge/freezer. The dining area provides ample space to host family & friends. There are also 2 good sized bedrooms & a 4 piece bath on the main level. Basement development includes a large media/recreation room complete with fireplace & wet bar – perfect for game or movie night. Two additional bedrooms & a 3 piece bath are the finishing touches to the basement. Other notable features include newer central air conditioning & large back yard with deck, majestic trees & access to the heated oversized double detached garage – ideal for the car enthusiast. The location is incredibly convenient, close to parks, schools, shopping, public transit & effortless access to Southland Drive, Blackfoot & Deerfoot Trails. Immediate possession is available!