



## 752 Archwood Road Calgary Alberta

\$699,900

This delightful Acadia bungalow is nestled in a quiet cul-de-sac on an enormous pie-shaped lot, offering both tranquility and space. With major "BIG TICKET ITEMS" recently completed, this home provides the perfect combination of modern comfort and timeless charm. The property boasts a NEW ROOF, a high-efficiency Carrier Infinity FURNACE WITH CENTRAL AC, a new WATER TANK, and all-new TRIPLE PANE WINDOWS for enhanced energy efficiency. The main level also features FRESH PAINT, NEW DOORS, and TRIM, while the fence and back deck have also been recently refreshed to elevate outdoor living spaces. Inside, the warm cedar-paneled ceilings and rich South American cherry hardwood flooring create a welcoming and sophisticated ambiance. The main level offers a functional layout, including a cozy living room with a gas-lit wood-burning fireplace, a spacious kitchen, and a separate formal dining room perfect for hosting. Three generously sized bedrooms and a five-piece bathroom complete the main floor. The fully finished basement, boasting separate entrance, includes two additional bedrooms with new egress windows, a large recreational space, and a four-piece bathroom, making it ideal for extended family, guests, or rental opportunities. The outdoor space is equally impressive, with a double detached garage featuring BREAND-NEW DOORS and an expansive backyard. With back lane access, this property offers unique possibilities for development. Situated in a prime location and offering unmatched updates and features, this home is a rare find. Contact us today to arrange a private showing and experience everything this property has to offer! (id:6769)

3pc Bathroom 9.25 Ft x 6.50 Ft

Bedroom 12.67 Ft x 12.75 Ft

Bedroom 9.25 Ft x 13.00 Ft

Recreational, Games room 25.75 Ft x 12.58 Ft

Storage 16.17 Ft x 8.83 Ft

Furnace 13.00 Ft x 12.75 Ft

5pc Bathroom 10.08 Ft x 7.25 Ft

Bedroom 13.42 Ft x 10.08 Ft

Bedroom 10.08 Ft x 8.67 Ft

Dining room 13.50 Ft x 10.92 Ft

Foyer 3.67 Ft x 4.75 Ft

Kitchen 13.75 Ft x 10.83 Ft

Living room 13.42 Ft x 20.17 Ft

Primary Bedroom 13.42 Ft x 14.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.therecyyc.ca/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net