

# \$275,000 - 27 1 Street W, Arrowwood

MLS® #A2213861

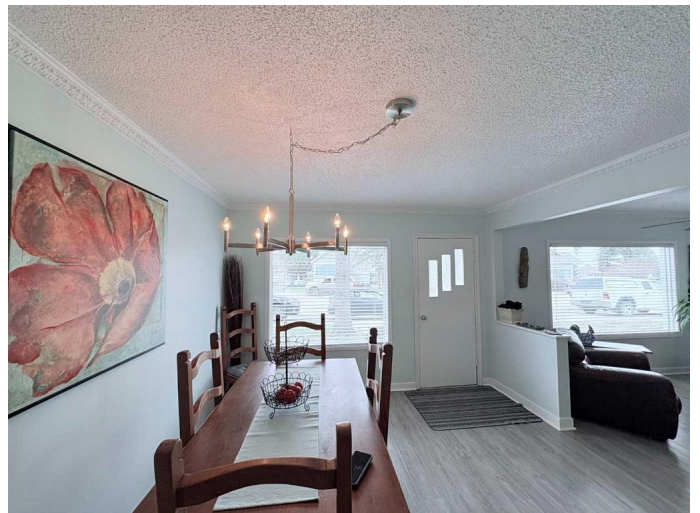
**\$275,000**

4 Bedroom, 1.00 Bathroom, 1,095 sqft

Residential on 0.13 Acres

NONE, Arrowwood, Alberta

Charming Village Home with Modern Upgrades – Just an Hour from Calgary! Welcome to the delightful village of Arrowwood – a hidden gem just one hour east of Calgary and 30 minutes south of Strathmore. Nestled on a spacious lot, this beautifully maintained 1.5-storey home features 4 bedrooms and a warm, inviting atmosphere that will truly impress! The exterior of the house was painted in the summer of 2022. If you're dreaming of a peaceful lifestyle away from the hustle and bustle of the city, this could be your perfect escape. The home offers a large backyard with a brand-new privacy fence, raised garden beds, which have organic soil and even a patio, which is covered with a galvanized metal roof (a great outdoor completely fenced area for your cat to have some outside time, without you having to worry they will run off), is at the rear of the house. The patio (8'x10'), is quite large, and could even be used for a parrot, or even storage. Perennial plants add charm to the front yard, while the generous lot provides ample space to enjoy the outdoors. A single-car garage (with a concrete floor) and paved parking for up to three more vehicles – or an RV – offer plenty of room for your toys and tools. You'll also find two additional parking spots in the back. Inside, the main floor features a bright, spacious living room, a dedicated dining area, a cozy breakfast nook, a 4-piece bathroom, and two well-sized bedrooms. (Laundry is



currently located in one of the bedrooms but can easily be relocated.) Upstairs, the loft features two delightful bedroomsâ€”ideal for children, visiting grandkids, or a peaceful home office retreat. Recent Updates Include: High-efficiency, single-stage furnace (2018) with all new ductwork, 20-amp wiring to the wet side of the kitchen and bathroom (GFCI protected), Full kitchen and bathroom renovations, including updated plumbing, tub, and vent fan, New subfloor and vinyl plank flooring throughout (2018) â€” still like new. The basement is unfinished and has a ton of storage in it!

Community Perks: Arrowwood offers everything you need, including an elementary school (Grades 1â€”9 plus preschool and kindergarten), a doctorâ€™s office, pharmacy, convenience store with gas pumps, a Co-op cardlock, auto repair shop, post office, restaurant, library, and a selection of churches. Donâ€™t miss your chance to own this move-in-ready home in a wonderful community. Book your private showing today â€” this one wonâ€™t last long!

Built in 1965

### Essential Information

MLS® #	A2213861
Price	\$275,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,095
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	27 1 Street W
Subdivision	NONE
City	Arrowwood
County	Vulcan County
Province	Alberta
Postal Code	T0L 0B0

## Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	R-1

## Listing Details

Listing Office	RE/MAX First
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