

**311 Hawkdale Bay NW
Calgary, Alberta**

MLS # A2169514



\$999,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Refrigerator in basement, Shed, Hot Tub AS IS, 1 x garage door remote

Remarkable 0.3 acre property with beautiful mountain views and massive southwest facing yard. Original owners have kept this home and yard very well maintained over the years. Poly-B plumbing was replaced with pex, new Hunter Douglas window coverings throughout the home (2022), and updated flooring and paint in basement (2022). The very bright and welcoming main level has an open spacious kitchen, dining area and family room, all with southwest facing windows and views out to the mountains. The large deck off the dining area is a great outdoor dining area to look at the view, with a gas line and stairs down to the yard. Formal living room and dining room at the front of the house, both with pre-finished oak hardwood flooring. The powder room and laundry room complete this main level. 3 very sizeable bedrooms on the upper level, including the primary bedroom with ensuite, walk-in closet, and balcony. A full bathroom between the 2 kids' bedrooms completes this upper level. The bright walkout basement was upgraded in 2022 with vinyl plank flooring, carpet, new paint and new window coverings, and includes a large family room, games room, bedroom with walk-in closet, full bathroom, hot tub room, 2 storage rooms and utility room. Attached double garage, storage shed, gated extra parking pad that fits 2 large motorhomes or 4 cars! The parking pad has a 15 amp and 30 amp electrical outlet and water tap. The yard is fully landscaped with many trees, perennials, rundle rock wall, patio and pathways, and has a full irrigation system. Great location in a quiet cul-de-sac, with easy access to schools and all the amenities of Crowfoot.