

124 Hawkville Close NW
Calgary, Alberta

MLS # A2172852



\$925,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,804 sq.ft.	Age:	1993 (31 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Private, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: Hot Tub, refrigerator in basement, tv in primary suite, wood shelves and white racks in garage

OPEN HOUSE October 19th: 12-4| **WELCOME HOME!** Nestled in the heart of the sought-after community of Hawkwood, this stunning 7 bedroom (plus 2x extra basement flex rooms), 4-bathroom home invites you to embark on a new chapter of family living. With over 4200 square feet of thoughtfully designed living space, this residence is perfect for the young family seeking room to grow and thrive. As you approach the home, the charming curb appeal draws you in, and your eye is immediately caught by the double attached garage, offering convenience and ample storage for your family's cars, toys and adventures. Step inside, and you're greeted by a breathtaking staircase that elegantly sweeps up to the upper levels, setting the tone for the luxurious lifestyle that awaits. The heart of the home is the expansive open-concept living area which is home to the formal dining room and living room. The spacious kitchen, equipped with modern appliances, granite countertops and tons of counter space, is perfect for family gatherings, baking memories together and late night hang outs with friends. Imagine holiday dinners and weekend brunches with loved ones in the breakfast nook and family room. The 2nd floor includes three generous sized rooms, the primary suite, ensuite plus another full bathroom with a gorgeous skylight and dual sinks. A character feature of the home is the upstairs balcony that overlooks the family room. Truly one of a kind! Enjoy year-round relaxation in your private primary suite oasis, complete with a spacious walk in closet and the 5 piece ensuite with dual sinks-perfect for unwinding after a long day. The walk-out basement is a true gem, providing additional living space that can adapt to your family's needs—whether it's a playroom for the kids, a cozy movie night spot, grandparent's quarters or a home office. This

basement has two legal bedrooms, wet bar and two flex rooms that can be used for whatever your heart desires. THIS BACKYARD though with TWO patios! The huge backyard is a blank canvas for your family's outdoor dreams—think summer barbecues, games of catch, or simply relaxing in the hot tub under the stars. This expansive space offers plenty of room for children to play hide & go seek, an enclosed dog park for Fido and for you to entertain friends and family. Important things to note- this property includes two furnaces, two hot water tanks, new fence, new deck and is incredibly well maintained. Living in Hawkwood means you're part of a vibrant community, with parks, schools, and amenities just moments away. This home isn't just a place to live; it's an opportunity to upgrade your lifestyle and create lasting memories. Book your showing today!