

**80 Hawkfield Crescent NW
Calgary, Alberta**

MLS # A2284718



\$879,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Gentle Sloping, No Neighbours Behind, Rectangular Lot, Views		

Heating:	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-25-2-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Electric Fire Place		

Welcome to 80 Hawkfield Crescent NW — a fully and extensively renovated detached home in the highly sought-after community of Hawkwood, NW Calgary. Set on a generous 7,000 sq ft lot with six mature trees and Rocky Mountain views from both the dining area and backyard, this home delivers an exceptional blend of quality, space and location. One thing you truly have to experience in person — this home is so thoughtfully oriented and open that the main and upper levels are bathed in natural light throughout the day. No photograph does it justice. Come see for yourself. **MAIN LEVEL:** A beautifully renovated open-concept layout anchored by a chef's kitchen with full-height single-tone cabinetry, quartz countertops, quartz backsplash and brand new stainless steel appliances including a built-in oven and built-in microwave. A dedicated bar area features matching cabinetry and quartz counters. The living space is highlighted by a floor-to-ceiling electric fireplace feature wall. New LVP flooring flows throughout all levels, complemented by upgraded lighting, fresh paint and new doors. **UPPER LEVEL:** Three generously sized bedrooms. A fully remodelled five-piece ensuite with standalone tub, glass shower, double vanity and premium tile work. primary walk-in closet. A full updated bathroom. An open bonus area — ideal as a media lounge, home study or family retreat. **LOWER LEVEL:** A fully legal one-bedroom suite with its own private exterior entrance, full bathroom and dedicated in-suite laundry — completely self-contained and perfect for in-laws, multigenerational living or rental income. The owners retain a completely separate interior-access flex room with its own independent laundry — ideal as a home office, gym or theatre room. Two fully independent laundry setups. Zero shared spaces between the

suite and the main home. EXTERIOR & MECHANICAL: Fresh exterior paint. A new four-panel windowed garage door with whisper-quiet Chamberlain motor. Painted garage floor and single-tone garage walls. Double attached garage. An oversized driveway accommodating four or more additional vehicles. New electrical panel. Updated plumbing and ductwork. Two high-efficiency furnaces. Located just minutes from top-rated schools, Hawkwood Community Park, transit and the vibrant amenities of Crowfoot Crossing. This is the family home Hawkwood has been waiting for.