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GRASSROOTS
REALTY GROUP

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200 Hawkbury Close NW
Calgary, Alberta

MLS # A2286558

$849,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	**Age:**	1989 (37 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

In this quiet cul de sac sits this beautiful 2 storey home boasting over 3000 sq ft of turn key, ready to move in, living space! With 4 generously sized bedrooms and 3.5 bathrooms, the walkout to grade basement into the landscaped backyard is just an extra bonus. The main level features formal living and dining rooms in addition to the family dining and family room. The kitchen features granite countertops with stainless steel appliances and the balcony overlooking the back yard. Completing this level is the half bath and laundry room tucked near the double OVERSIZED attached garage entry. Upstairs you'll find all the bedrooms complete with the guest bath and primary bedroom plus ensuite. Both bathrooms have been tastefully renovated including a separate soaker tub and dual vanity in the master ensuite. In the basement, there is an office/den, full bathroom, kitchenette along with a rec room that is finished for all your lounging needs! Additional upgrades include: RV parking, new doors, new windows, new garage door, potlights, 2 newer furnaces, 2 newer hot water tanks, along with PEX plumbing throughout! Come take a look at the value beyond the beautiful finishes throughout this home!