

**146 Hawkdale Circle NW**  
**Calgary, Alberta**

**MLS # A2292709**



**\$825,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Animal Home, No Smoking Home		

**Inclusions:** N/A

\*OPEN HOUSE Friday April 10, 3-5pm\* This special family home in Hawkwood offers developed living space over 3 levels. Located on a quiet street but still close to multiple parks, shopping at Crowfoot Crossing, transit & LRT, and is within walking distance to Hawkwood School. Step inside to find a very flexible & functional main floor featuring vaulted formal living & dining rooms, laundry, a den/office, & the open concept kitchen & family room. This space is perfect for family gatherings & entertaining with a spacious kitchen featuring a breakfast nook, gas cooktop, & newer fridge. The family room has fantastic builtin shelves & a cozy gas fireplace. Hardwood flooring runs through most of the main floor and up the gorgeous curved staircase. Upstairs find the large master bedroom with a 4pc ensuite & walkin closet. 2 other bedrooms, both with a bit of a mountain view, and a full 4pc bathroom complete the upper level. Downstairs is fully finished with a rec room & wet bar, a 4th bedroom & 3pc bath, and amazing storage. Extra features include a brand new furnace, insulated garage with workbench, & Central vac. The backyard offers a beautiful outdoor space with trees, a stone patio & huge deck! All the space you need on a great lot in NW Calgary! Book your showing today!