

131 Hawkmount Green NW
Calgary, Alberta

MLS # A2293540



\$699,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,841 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Backyard Shed

Welcome to this stunning 2-storey split with over 2800 SF of livable area in PRISTINE condition in the desirable Hawkwood community. This lovingly maintained home sits on a rare pie-shaped lot on a quiet street in the heart of the community. Step inside and be welcomed by large windows and a soaring vaulted ceiling that creates a bright and airy atmosphere. The well-appointed kitchen provides ample cabinetry, corner pantry and granite countertops. Beside the kitchen is a large living room, complete with a wood burning fireplace with gas ignition, just perfect for relaxing at the day's end, or those memorable holiday gatherings. The main floor den creates versatility and can be used as a home office or flex space. Main floor laundry and a 2-pc bath complete this level. Upstairs, you will find two generously sized bedrooms that are serviced by a luxuriously renovated 4-pc bathroom, which features lovely tile work, heated floors and a rainhead shower! The spacious primary suite comes equipped with a walk-in closet and a 4-pc ensuite featuring a corner shower and a separate soaker tub. Downstairs, the fully developed basement has brand new carpet and a large family room, with a corner gas fireplace. Two more bedrooms can be found here as well as another 4 pc bathroom. There is also a rough-in for a wet bar if you want to take this space one level further! Outside, sit and unwind on the large composite deck with aluminum railings, and watch your garden grow! Brand new Furnace if you need to hear more! This is a unique opportunity to own a light-filled, meticulously maintained home just steps up the road from a park in one of Hawkwood's best locations. This home is the total package!