

319 Hawkland Place NW Calgary, Alberta

MLS # A2340330



\$874,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Oversized		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Granite Counters, Pantry, Quartz Counters, Soaking Tub, Storage		

Inclusions: Wall mount speakers in basement, shed

Welcome to 319 Hawkland Place NW — a truly turn-key family home situated on one of the largest and most impressive lots in Hawkwood. Owned by the same family for decades and the backdrop to raising three boys, this is not your typical long-time-owner home. Years of continued maintenance, thoughtful renovations and meaningful improvements have created a property that is exceptionally well cared for, updated and ready for its next family. This two-storey walkout with a double attached garage offers over 3,300 sq. ft. of developed living space across three levels, with a floor plan that is increasingly hard to find. Upstairs features FOUR bedrooms and TWO full bathrooms — without compromising the primary retreat, which still enjoys its own ensuite and walk-in closet. An outstanding layout for growing families! The list of improvements is extensive. The kitchen was refreshed in 2024 with quartz counters, tile backsplash, sink and faucet, while flooring was updated in 2025 with LVP and refinished hardwood. Poly-B plumbing has been replaced with PEX, and major mechanical improvements include a Lennox furnace, Lennox A/C and updated hot water tank. Windows and doors throughout the main and upper floors have been replaced, along with updates to bathrooms, carpeting, paint, appliances and more. Even the garage has been upgraded with an epoxy floor. Outside is equally impressive, with updated stucco and exterior paint, fencing, roof, composite deck, patio cover and permanent exterior lighting. Then there is THAT BACKYARD! With sunny southwest exposure and an exceptional lot, it feels more like your own private park. Expansive lawn, mature trees and established landscaping are complemented by a stamped concrete patio, composite deck and covered outdoor spaces — incredible room for kids, pets, entertaining, backyard games and

long summer nights with family and friends. The walkout lower level adds another dimension to the home, with fantastic recreation and living space, plenty of natural light and direct access to the backyard — equally suited to movie nights, teenagers, guests, a home gym or simply giving a busy family room to spread out. All of this is tucked onto a quiet little cul-de-sac, removed from major roads yet incredibly well connected. Enjoy quick access to Nose Hill Drive, Country Hills Boulevard, Crowchild Trail and Stoney Trail, along with the shops, restaurants and amenities of Crowfoot and Royal Oak. Hawkwood itself offers excellent schools, parks, pathways and green spaces. There are simply too many improvements to list here — ask us for the complete digital Features & Updates brochure. Four bedrooms up. Two-storey walkout. Huge SW-facing lot. Over 3,300 sq. ft. developed. Extensively updated. Exceptionally cared for. 319 Hawklund Place NW offers the space, setting and confidence of a home that has been loved, maintained and continually improved for decades. Now it's ready for the next family to make it their own. Don't wait to see it!