

113 Hawkdale Bay NW
Calgary, Alberta

MLS # A2340464



\$799,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,517 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Wood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Closet Organizers, Granite Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: all sheds to remain, piano and hutch can also remain if buyer was interested.

Looking for that “wow” factor? This spacious 2-storey home w/over 2500 sq.ft above grade will impress as soon as you step inside. With vaulted ceilings, a curved staircase w/a loft space above and huge windows, this floorplan checks off the boxes. Front living room w/huge West facing window floods the space with natural light. Formal dining area is large enough for your big table so you can easily host all your special occasions. Kitchen is off the back of the home with good storage, granite counters, stainless steel appliances including an induction cook top plus 2 freezer drawers. Separate nook for your table with a patio door leading out to the private deck. Family room is where you will want to hang out w/windows overlooking the huge pie lot plus a cozy wood burning fireplace and wet bar. Need a separate office space? Main floor den w/built-in bookshelves offers privacy for anyone working from home. Head upstairs to find a lovely primary retreat w/vaulted ceilings and plenty of natural light. Your king bed and furniture will fit easily here plus there are 2 closets. Renovated 5-pc ensuite w/double sinks and a vanity tower that gives you tons of storage space. Unwind in the standalone soaker tub after a stressful day or have a steam in the huge walk-in shower that is fully tiled with glass surround. 2nd & 3rd bedrooms are well sized and both have a walk-in closet. Full bathroom was renovated w/a new vanity and tile in the tub/shower. Open loft space is perfect for a kids play area, a reading nook or a tech spot. Fully developed basement w/rec space, a flex area and 4th bedroom (window does not meet today’s egress size) and a 3-pc completes the level. Many big-ticket items have already been completed. All windows above grade were replaced with w/triple pane windows (aside from one bedroom which is double pane), 2 high efficient furnaces & 2 air

conditioners. Freshly painted throughout the main and 2nd floor plus brand-new carpet upstairs and many new light fixtures. Tucked away in a small cul-de-sac, with a lot size of almost 700 sq.m, this house is looking for the next family to call it home. Easy access to every level of school, transit and all the amenities of Crowfoot. Come see what makes Hawkwood so great.