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232 Hawkview Manor Circle NW Calgary, Alberta

MLS # A2343379



$799,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,554 sq.ft.	**Age:**	1986 (40 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum, Tile	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar		

Inclusions: Wall Mount and TV in Lower Room

Oozing with charm, architectural character and pride of ownership, this beautifully maintained Hawkwood home is truly something special. From the moment you step inside, you’re welcomed by a dramatic curved staircase, soaring open-to-above entry and thoughtful architectural details that continue throughout the home. The main floor offers an exceptional layout with space to gather, entertain, work and unwind. A sunken formal living room is filled with natural light from a beautiful box-bay window, while the spacious formal dining room is ideal for hosting family and friends. At the heart of the home, the kitchen offers excellent functionality and flow into a bright breakfast nook surrounded by windows, with direct access to the back deck. A second sunken family room is rich with character, featuring a wood-burning fireplace, wet bar and beautiful custom built-in bookcases. A versatile main-floor flex room with French doors makes an ideal home office, den or quiet retreat. Upstairs, the impressive primary suite is a true retreat, complete with a spacious five-piece ensuite featuring a double vanity, large soaker tub, separate shower, separated water closet and a gorgeous stained-glass window that adds another layer of character. Two additional generously sized bedrooms are complemented by a charming lofted den with built-in desk and bookshelves, and corner window. The finished lower level expands the living space with a large recreation room, smooth skim-coated ceilings, ample storage, two furnaces, a three-piece bathroom and an additional room offering excellent potential for a future fourth bedroom, subject to egress requirements. Outside, mature trees and established landscaping create a lush, private backyard setting to enjoy from the spacious deck. The home has NO Poly-B Plumbing. Lovingly maintained over the years, this is a home where the quality

of care is immediately apparent. With beautiful built-ins, distinctive architectural details and an abundance of character throughout, this Hawkwood gem is an absolute must-see.

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