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106 Hawkland Place NW
Calgary, Alberta

MLS # A2352248

$615,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,543 sq.ft.	**Age:**	1991 (35 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage I		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 4 remotes, TV wall mount, central vacuum and attachments, shelving in garage and basement, chest freezer, basement mirror in rec room, bistro table in backyard, storage tote in backyard, miscellaneous garden tools in garage, freestanding ladder in garage, shovels and spades in garage, irrigation system (as is), in-ceiling speakers in basement (as is), pull-up bar in basement, hanging wine bottle holder in kitchen

Enjoy striking curb appeal in this 2-storey Hawkwood home, beautifully positioned on an elevated corner lot. The welcoming front entry, double attached garage with 2 overhead doors (replaced in 2020), and double driveway create a grand first impression. Inside, vaulted ceilings and hardwood floors highlight the main level, with a gas fireplace in the living room, tiled dining area and kitchen with wood cabinetry, tile flooring, stainless steel appliances (all 5 years old or newer), and a faucet updated approximately 4 years ago. The main-floor half bathroom also serves as the laundry room; the washer is approximately 5 years old. Upstairs, brand-new carpet leads to 3 bedrooms, including a primary suite with an ensuite featuring a jetted tub, tiled shower, and tile flooring. The 2 additional bedrooms each have ceiling fans, and the secondary full bathroom upstairs offers a tub/shower combination and tile flooring. The home offers 2 and a half bathrooms in total. The fully developed basement adds a second gas fireplace, built-in desk and cabinetry, shelving, in-ceiling speakers, a large furnace room, a deep freeze that stays, and a rough-in for a future bathroom. Updates include the front door (2022), furnace and on-demand hot water system (both approximately 5 years old), triple-pane vinyl windows on the main and upper floors, eaves and gutters (approximately 7 years old), and a white vinyl fence installed in 2025. The stucco exterior was painted approximately 6 years ago, and the shingles were replaced in 2010. Raspberries, mint, and stone patio add garden charm in the spacious, fully fenced backyard. Enjoy Hawkwood pathways, parks, and nearby schools, including St. Maria Goretti School (about a 6-minute walk) and Hawkwood School (about a 3-minute drive), with Crowfoot shopping, library, YMCA, and LRT close by. Offering an exciting price point for the

neighbourhood!

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