

220 Hawkview Manor Circle NW
Calgary, Alberta

MLS # A2352929

\$949,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Situated in the highly desirable northwest neighborhood of Hawkwood, this home offers an ideal blend of nature, privacy, and everyday convenience. Spanning over 3,200 square feet of finished living space, this 5-bedroom, 3.5-bath residence with a walkout basement boasts striking curb appeal, highlighted by new concrete roof tiles, a heated double attached garage and a warm northwest exposure. Step inside a bright and inviting vestibule that introduces the home's well-designed floor plan, flowing seamlessly into the front living and dining areas. At the heart of the main floor is the beautifully upgraded kitchen, complete with custom cabinetry, built-in storage, upgraded appliances, and ample workspace. The kitchen is flanked by a cozy breakfast nook—perfect for family meals and homework—and a sunken living room that exudes warmth and comfort. Large, updated windows throughout the level flood the space with vibrant natural light. A versatile bedroom or den completes this level, offering a quiet setting for a home office or creative hobbies. Upstairs, updated glazing ensures soft, natural light fills the three bedrooms and a flexible bonus room. The spacious primary suite serves as a true retreat, featuring a fully renovated ensuite designed for ultimate relaxation and rejuvenation with heated floors. Two additional bedrooms and a full bathroom (heated floors) accommodate family or guests. The large bonus room with custom built-ins provides the perfect backdrop for a media room, home library, or game space. Upper floor laundry complete the space. The fully finished walkout basement with separate stairway adds valuable living space, featuring a bright fifth bedroom, a three-piece bathroom, and a spacious recreation room. Outside, the property is tailored for year-round enjoyment. The unique lot elevation provides ground-level

access from both the main floor and the basement, ensuring exceptional accessibility. With its southeast exposure, mature shade trees, and low-maintenance landscaping, the yard offers an ideal balance of sunshine and shade. It is a wonderful outdoor setting designed for pleasant summer evenings and crisp winter nights adorned with festive lights. Move in and enjoy this remarkable family home in time for the holiday season!