

238 Hawktree Bay NW Calgary, Alberta

MLS # A2354254

\$950,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Underground Sprinkler		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Dry Bar, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound		
Inclusions:	kitchen island		

Welcome to 238 Hawktree Bay in Hawkstone, where a exciting renovation has transformed this 4 bedroom, 3.5 bathroom home with an attached double garage while preserving the things that made the property special in the first place: a beautiful established neighborhood, generous corner lot situated in a cul-de-sac, mature surroundings, parks and green space steps away and solid bones. Redesigned and thoughtfully rebuilt, with attention given not only to how the home looks, but to how it functions and the quality of the workmanship behind the finishes. The redesigned main floor feels fresh, open and cohesive. At the heart of the home is a truly custom kitchen featuring abundance of soft-close cabinetry, quartz counter-tops with an integrated quartz back splash, a statement island, and custom fluted tile hood fan. The adjoining family room space features a redesigned wood burning with gas light fireplace with custom bench tops and shelving, while glass French doors lead to a dedicated office. A beautifully finished laundry and mudroom is complete with built-in counters and storage. Upstairs, the primary retreat continues the same level of craftsmanship with a custom-organized walk-in closet and completely redesigned ensuite. Custom soft-close cabinetry was built around the plumbing to maximize storage, complemented by quartz surfaces, Delta fixtures, a freestanding tub and a oversize rain shower with a natural stone base. The separate water closet adds privacy and elegance. New flooring, carpet, trim, baseboards, and shaker-style doors carry the renovation throughout the home. Just as much consideration was given to the work behind the finishes. Improvements include all windows replaced, new siding on the rear and east side of the home, and the house perimeter sealed. Mechanical and functional upgrades include a high-efficiency furnace and hot water tank

installed in 2025, recently serviced HVAC with cleaned ducts and new filters, updated wiring and outlets in key living areas, new individually vented bathroom exhaust fans, and integrated hardwired smoke and CO alarms. All Poly-B plumbing has been removed, new wall insulation was added on the main floor, and the blown attic insulation was topped up. This is more than a beautifully renovated home. It is a thoughtfully re-imagined property where design, craftsmanship and function come together, from the structure behind the walls to the custom finishing details throughout ready for your family to enjoy for many years to come.