

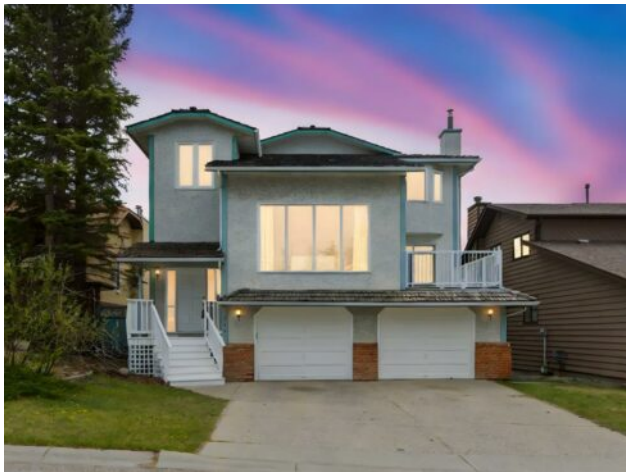


GRASSROOTS
REALTY GROUP

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111 Hawkcliff Way NW
Calgary, Alberta

MLS # A2215608



\$925,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	3,232 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to a one-of-a-kind home in the heart of Hawkwood that offers a rare combination of space, views, and architectural charm. With over 3,200 sq ft of above grade living space and a walk-out basement, this 5-bedroom, 3.5-bathroom home is truly unique. From the moment you arrive, the mountain views from the front and sweeping city and downtown views from the back will leave a lasting impression. Inside, the home features a stunning curved staircase, vaulted ceilings, and two cozy wood-burning fireplaces that create warmth and character throughout. The spacious and airy layout offers plenty of room to live and entertain, including a bedroom on the main level, a formal dining room that leads to a front deck with incredible mountain views, perfect for morning coffee or evening sunsets. The backyard is private and inviting, complete with a lower patio off the walk-out basement, an upper deck, a fire pit, a gazebo area, picnic table, and mature apple trees that actually produce fruit. The primary bedroom boasts its own mountain views and a luxurious 5-piece ensuite with city skyline views. Upstairs, you'll find three bedrooms, while the lower level includes a 5th bedroom, 4-pc bathroom and a conveniently located laundry area, ideal for guests or a home office setup. Whether you're entertaining family or enjoying a quiet evening by the fire, every inch of this home is designed to offer comfort, beauty, and function. Located just minutes from Canada Olympic Park, top-rated schools, parks, and major routes, this is a home where convenience meets lifestyle. Finally, This home features an oversized 25' x 22' garage, offering plenty of space for two vehicles, extra storage, or a workbench setup. Perfect for hobbyists, gearheads, or anyone needing a little more elbow room. If you're looking for a home that breaks away from the cookie-cutter mold, this is

the rare gem you’ve been waiting for.