



**GRASSROOTS**  
REALTY GROUP

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## 11 Hawkmount Heights NW Calgary, Alberta

**MLS # A2215959**



**\$899,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,736 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** non

\*\*\*\*OPEN HOUSE SATURDAY / MAY 10 , /TIME 2-4 pm \*\*\*\*Step into a realm of luxury in the stunning former show home nestled in the highly sought-after Nirvana Point Estate! This spectacular 2700 sq ft living space, a 5-bedroom bungalow dazzles with its open-concept layout, where soaring vaulted ceilings create an atmosphere of spaciousness brimming with natural light and air. You will be thrilled by the recent upgrades that blend comfort with cutting-edge efficiency, featuring a state-of-the-art tankless water heater, a premium Lennox heat pump, and a remarkably efficient furnace. Don't forget the energy-saving windows and a gorgeous deck that beckons you to bask in the sun or host unforgettable outdoor gatherings Picture yourself relaxing in your beautifully renovated bathrooms, showcasing a fabulous Double Slipper Acrylic Claw Tub paired with a chic chrome gooseneck faucet, all wrapped in sleek, glossy white finishes--your new spa sanctuary! Culinary enthusiasts, rejoice! The kitchen of your dreams awaits--complete with a welcoming island perfect for all your cooking adventures. Elegant Brazilian tiger wood flooring flows effortlessly throughout the main level while the fully finished basement transforms into an entertainer's paradise, featuring a spacious recreation room, cozy bedrooms, and a stylish bathroom that exudes both comfort and sophistication. And let's talk location--you've hit the jackpot! With nearby amenities and two elementary schools just a stroll away, this isn't just a house: it's a vibrant lifestyle bursting with opportunities waiting for you to grab! Don't let this chance slip away--make it yours today!