



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

145 Hawkdale Close NW
Calgary, Alberta

MLS # A2216554



\$785,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,647 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)

Inclusions: Library Shelving (Main), Basement Shelving, Garage Heater, Exterior Garden Shed,

Welcome to 145 Hawkdale Close NW – a stunning, fully renovated modern farmhouse-style home nestled in the highly sought-after community of Hawkwood. This stylish and spacious 4-level split offers 4 bedrooms, 3 bathrooms, and an open-concept layout designed with family living in mind. The bright and airy main level features rich hardwood flooring throughout and a fully renovated, chef-inspired all-white kitchen with a large central island, quartz countertops, stainless steel appliances, and ample cabinetry. Adjacent to the kitchen, the living room is enhanced by a brand-new custom wall library—adding warmth, character, and the perfect place to showcase your book collection or treasured decor. This inviting space opens onto a south-facing sunny balcony, ideal for enjoying your morning coffee or unwinding at sunset. Each level of this home offers a distinct space for relaxation, and the third level is no exception. This warm and inviting retreat features a brand-new wood-burning fireplace framed by a custom stone wall—perfect for cozy nights in. Enjoy seamless walkout access to the brand new back deck that overlooks the beautifully landscaped, tiered backyard with it’s own fruit trees, a true gardener’s oasis. This level also includes a versatile fourth bedroom (ideal as a home office), a convenient laundry area, and a stylish half bath. All bedrooms are generously sized, with the spacious primary suite easily accommodating a king-sized bed and featuring its own private 3-piece ensuite. The lower level remains undeveloped, offering endless potential for a teen retreat, home gym, or entertainment space. A heated attached double garage ensures comfort through Calgary’s cold winters. This NO SMOKING, NO ANIMAL and NO POLY B home has been meticulously maintained and is truly move-in ready. Recent

UPGRADES add exceptional value to this already remarkable home, including a FRONT BALCONY FACELIFT (2021), BACK DECK FACELIFT (2022), WOOD-BURNING FIREPLACE WITH CUSTOM STONework (2019), and a stunning CUSTOM LIBRARY WALL (2019). Major mechanical improvements include a NEW FURNACE, HUMIDIFIER, AND UV LIGHT AIR PURIFICATION SYSTEM (2020), ECO-SLIM 3-TON HIGH-EFFICIENCY AIR CONDITIONER (2022), NEW HOT WATER TANK (2023), UPDATED ELECTRICAL PANELS (MAIN & GARAGE SUBPANEL; 2019), and NEW BATHROOM FANS THROUGHOUT (2023). Perfectly located close to top-rated schools, shopping, transit, and offering quick access to downtown Calgary and the Rocky Mountains, this home delivers a rare combination of style, functionality, and location. Don't miss your opportunity to call it home—call your favourite realtor and book your private viewing today!