

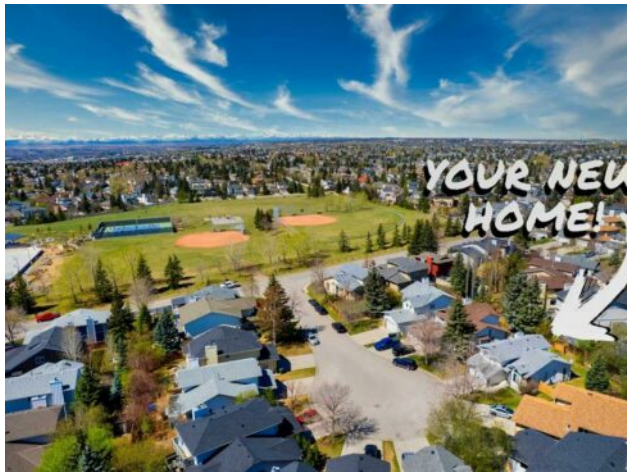


GRASSROOTS
REALTY GROUP

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339 Hawkhill Place NW
Calgary, Alberta

MLS # A2216808



\$740,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,235 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, See Remarks, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Basement Refrigerator

Pride of ownership shines throughout this 4-bedroom, 2.5-bathroom home, offering a functional and spacious 4-level split layout with nearly 1800 sqft of developed living! This home is ideal for families looking for more space with fewer stairs. Nestled in a mature, family friendly neighbourhood, this home is situated on a large, south-facing lot in a quiet cul-de-sac. Located just steps from a newer outdoor recreation facility, enjoy access to a tennis court, outdoor rink, basketball court, zipline, play area, fire pits, picnic area, and more! With close proximity to Hawkwood School, Beacon Hill, Nose Hill Park, the University of Calgary, and the Children's Hospital, this home offers both convenience and an incredible community atmosphere. The partially finished basement features a newly completed media room and a spacious open storage area. Home upgrades include a new garage door (2019), irrigation system, high-efficiency furnace, laminate flooring and carpet (2018), triple-pane windows (2013), roof (2013), newer washer/dryer, updated kitchen appliances, and window coverings (2014). This is a fantastic opportunity to own a well maintained home in a highly sought after location. Don't miss out—schedule your private showing today!