



GRASSROOTS
REALTY GROUP

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358 Hawkstone Drive NW
Calgary, Alberta

MLS # A2217312



\$800,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,347 sq.ft.	Age:	1995 (30 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this beautifully renovated bi-level home, offering over 2,500 sq. ft. of developed living space with 6 bedrooms and 3 full bathrooms—perfect for multi-generational living! Step inside to discover modern upgrades throughout, including luxury vinyl plank flooring, plush carpeting, and sleek quartz countertops. The bright, airy main floor is flooded with natural light from large windows, while the primary suite offers a private retreat complete with a walk-in closet and a full en-suite. The fully finished lower level is just as impressive, featuring a massive family room that’s perfect for movie nights, game days, or gatherings. Three additional bedrooms and a full bathroom on this level provide flexible options for guests, teens, or a home office setup. Outdoors, the spacious backyard is ideal for family fun, complete with a play set and garden beds. The insulated garage adds year-round convenience, and the home’s prime location near schools, parks, and shopping makes everyday living a breeze. Key updates include Poly-B plumbing replaced with PEX (with city permits), a new high-efficiency furnace and AC unit (2022), roof replacement (2013), and a hot water tank (2017). This move-in-ready gem is a must-see—book your showing today!