



GRASSROOTS
REALTY GROUP

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39 Hawkdale Close NW
Calgary, Alberta

MLS # A2219720



\$800,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,560 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully updated 4-level split home located in the highly sought-after community of Hawkwood. With over 2,400 sq ft of living space, this spacious and functional home offers 5 bedrooms and a thoughtful blend of modern upgrades and classic charm perfect for families seeking comfort, space, and style. The upper level features three generously sized bedrooms, including a spacious primary with a private ensuite that was recently updated, and a second fully renovated 4-piece bathroom. Each bathroom has been redone with new showers, toilets, faucets, sinks, elegant tiling, and modern LED recessed lighting. On the main level, enjoy a newly updated chef's kitchen boasting sleek quartz countertops, upgraded cabinetry, wall oven, built-in microwave, cooktop, fridge, hood fan, stylish backsplash, under-sink water filters and boiler, and premium LED lighting under and inside cabinets, plus ceiling recessed lights for a bright and modern feel. The open-concept living and dining rooms flow seamlessly, offering the perfect space for entertaining. The lower level offers a cozy family room with a beautifully dressed wood-burning fireplace, a fourth bedroom, laundry room with newer washer and dryer, and easy access to the backyard through the enclosed sunroom. The basement level features a massive recreation room, ideal for a home gym, theater, or playroom, plus an additional fifth bedroom—perfect for guests or a home office. Additional highlights and upgrades include: Metal roof for durability and peace of mind, Newer windows throughout, Stylish railings and staircase finishes, Knock-down ceilings on all levels, All new switches and receptacles, Freshly painted stucco exterior, New hot water tank, New garage door, Above ground irrigation system and bubblers, Indoor and outdoor security cameras for added safety. Ideally located in a

family-friendly neighborhood walking distance to two schools, parks, shopping, and transit, this move-in-ready home is a rare find in one of NW Calgary's most desirable communities. Don't miss out — book your private showing today!