



GRASSROOTS
REALTY GROUP

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48 Hawkwood Way NW
Calgary, Alberta

MLS # A2221125



\$818,888

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,853 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, L		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Pie Shaped L		

Heating:	Forced Air, Heat Pump	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Wall Mount in Family Room, TV & TV Wall Mount in Kitchen		

****CHECK OUT THE VIDEO TOUR**** Tucked away on a quiet, family-friendly street in Hawkwood, one of Calgary's most conveniently connected NW communities, this meticulously maintained 3 BED, 2.5 BATH home is more than just a place to live, it's a LIFESTYLE sanctuary. Blending original architectural charm with continuous, high-quality upgrades over the years, this home has been transformed into a serene and modern retreat. With a HUGE pie-shaped lot, mature landscaping, a show-stopping backyard garden, and nearly every inch thoughtfully improved, this is a RARE opportunity to own this STUNNING home. Whether you're a growing family, a couple seeking space to work & recharge, or a downsizer with a green thumb looking for a quiet place to call home, this residence offers an exceptional balance of comfort & charm. NEW Furnace & AC & Heat Pump (2024), water softener (2022), architectural roof shingles (2017) & upgraded triple-glazed windows (2013) give peace of mind and a fresh, modern feel. As you enter, you're immediately greeted by a MAGNIFICENT vaulted & wood ceiling. Original architectural details such as warm-toned wainscoting have been preserved and tastefully paired with rich hardwood floors, glass-paneled stair railings & modern lighting for a seamless blend of tradition & modern design. The main floor is anchored by an expansive formal living room, a bright & inviting space with a soaring ceiling, large windows & a full-height tiled gas fireplace (2020). Adjacent to the living room is the large formal dining area, perfectly positioned beneath the dramatic vaulted ceiling. The chef's kitchen strikes a perfect balance between style & function. Fully renovated in 2008 and still impressively current, it features espresso-toned full-height cabinetry, granite countertops, tile backsplash, and

quality stainless-steel appliances. Step outside and be transported to your own personal sanctuary. The expansive COMPOSITE deck, rebuilt in 2018, stretches over 20 ft in length & 12 ft wide and features sturdy metal & glass railings. Wide 10-foot stairs lead you gracefully down to a park-like backyard that simply must be seen to be believed. This pie-shaped lot opens into a lush, landscaped oasis featuring raised wooden garden boxes, a smartly constructed garden retaining wall (2020) & an extra parking pad with alley access. Inside, the upper level offers a beautifully renovated main bathroom (2015) & a lofted flex space overlooks the living room and front entry, creating a bright, open area perfect for a home office, reading nook, or a space to relax. Each of the three upstairs bedrooms offers hardwood flooring, custom closet organizers & modern Hunter Douglas blinds. The LARGE primary bedroom is a true RETREAT, with serene backyard views, and a renovated spa-like ensuite bath (2015). This home offers the convenience of being close to several daycares, schools & green spaces, as well as the Crowfoot Crossing & LRT Station, groceries, restaurants & many more amenities!! CALL TODAY!!