



GRASSROOTS
REALTY GROUP

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

32 HawkrIDGE Court NW
Calgary, Alberta

MLS # A2228020



\$839,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,251 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive, Garage Door Opener,		
Lot Size:	0.19 Acre		
Lot Feat:	Cul-De-Sac, Greenbelt, Landscaped, Many Trees, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Wood Windows		
Inclusions:	All deck furniture, deck umbrella, dining set, TV & Cabinet, barbecue, hot tub		

Welcome to 32 HawkrIDGE Court NW - a stunning home on a massive almost 8500 sq ft treed lot backing onto a green space! This is a spacious 4-level split offering 3 bedrooms and 2 1/2 baths. The family room on the 3rd level used to be a bedroom but was opened up to be TV room. Open concept layout with vaulted ceilings in livingroom and dining room. Livingroom features a corner Blaze King Princess Woodstove with tile surround. The gorgeous kitchen features a large amount of oak cabinets, custom made copper hood fan with glass tile backsplash, gas cooktop range ,built in wall oven plus granite countertops on the island. Hardwood and tile floors thruout the main level. 35 year shingles replaced approx. 10 years ago. Upper level has 3 bedrooms and 2 baths. Master bedroom has great windows with a mountain view. The lower third level has a family room plus a TV area. There is a laundry room/ 2 piece bath combo also on the third level plus walkout to the back yard to a patio and hot tub. Oversized double attached garage on the basement level with approx 300 square foot undeveloped mechanical/storage room .There is a 220 plug-in in the garage with 18 foot garage door and work bench. Large decking off the large side yard of the house - features 3 decks plus includes all the deck furniture with a large umbrella included in the price including the Vermont Barbecue. A awesome home for a family that is looking for a large treed yard with great outdoor features. Possibly room on the side of house for a RV plus the long concrete driveway has ample additional parking. If you are looking for a large property backing onto a greenspace with no neighbours close behind you then don't miss out on viewing this home!!