



GRASSROOTS
REALTY GROUP

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363 Hawktree Circle NW
Calgary, Alberta

MLS # A2231360



\$829,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained home in the highly desirable community of Hawkwood. Nestled on a quiet street, this property offers a spacious layout filled with natural light and timeless charm. Step inside to a bright foyer leading to a sunlit living and dining area with soaring vaulted ceilings. The functional kitchen features black appliances, quartz countertops, ample cabinetry, and a window above the sink. A cozy breakfast nook opens to a private west-facing deck—perfect for summer dining and relaxing. Enjoy everyday convenience with a large mudroom, main-floor laundry, and an oversized double attached garage. A powder room completes the main level. Upstairs, the primary suite offers a walk-in closet and a serene ensuite with a soaker tub and separate shower. Two additional bedrooms and a full bath complete the upper level. The fully finished walkout basement (illegal suite) includes two bedrooms, a bathroom, separate laundry, a large rec room with fireplace, and private entrance—ideal for rental income or extended family. Mature trees in the backyard create a peaceful, private outdoor space. Close to schools, parks, shopping, and more—this home offers the perfect blend of comfort, space, and location. Check out the 3D tour and book your private viewing today!