



GRASSROOTS
REALTY GROUP

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16 Hawkfield Crescent NW
Calgary, Alberta

MLS # A2232882



\$739,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,014 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: pool table & accessories

Welcome to this impeccably kept home featuring 4 good sized bedrooms up as well as a finished walkout basement which opens up to a impressively landscaped south facing back yard. There is a balcony off the family room with gas hookup & extensive decking for your outdoor enjoyment. The center hall floor plan opens to a large living room off the front entrance & a dining room with French doors looking out to the sunny back yard. Adjacent to the dining room is the spacious family room featuring a wood burning fireplace with gas log lighter & patio doors leading to the balcony. The kitchen with breakfast nook has been updated, plenty of cabinets, island, Quartz countertops & a pantry cupboard. The laundry area is off the the back hall where you will find a 3 piece bath & access to the back yard as well as the double attached garage. The upper floor has 4 good sized bedrooms with the huge primary bedroom having a 3 piece, updated ensuite(2019) & walk-in closet. The walkout basement leading to the inviting backyard with extensive decking plus greenery is finished with a games room (pool table included) with wet bar & 2 additional rooms, utility room & storage. The roof was updated in 2023 & 2 hot water tanks in2024. This is a perfect family home in the desirable Hawkwood community which offers schools, parks & walking distance to Crowfoot LRT, Library, YMCA ,shopping, theater & restaurants. You don't want to miss this opportunity!