



**GRASSROOTS**  
REALTY GROUP

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**80 Hawkfield Crescent NW**  
**Calgary, Alberta**

**MLS # A2233531**



**\$649,999**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,079 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home		

**Inclusions:** Shed in back yard by the fence, Stair Lift attached to stairwell with 2 Remotes. Central Vacuum unit, Picnic table, table & chairs on back deck. Currently present window coverings as per viewing and garage door opener.

Such an extraordinary opportunity to revamp and personalize an executive style 2-Storey 4 bedroom home, to your own style, with a huge fenced, west facing backyard in the prestigious community of Hawkwood! Located on a quiet and peaceful street with mature trees and close to walking paths, parks and schools. The functional family room comes with built in oak cabinets, book shelves a brick gas assist wood burning fireplace. Glass doors open onto the sunny, west facing back deck (requires repair or replacement), which extends the whole width of the house, with a beautiful mountain view. Perfect for summer BBQ's. You will love the master bedroom boasting extending from the front to the back of the home, complete with sitting area, a perfect place to enjoy your favorite book facing the sunrise. 4-pce ensuite with corner jetted tub, glass surround shower complete this amazing space. Additional features include a stair lift, main-level laundry, a non-smoking, pet-free interior and the large undeveloped lower level with two new furnaces and new hot water tank. The front driveway has room for 4 vehicles to park 2 in the garage as well. LOCATION: within walking distance to parks, top-rated schools, shopping, and LRT, and just moments from Calgary's best amenities, this home offers an unparalleled lifestyle in one of NW Calgary's most established neighborhoods. Discover the space, quality, and value you've been waiting for with this great customizing opportunity!