



GRASSROOTS
REALTY GROUP

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19 Hawkhill Way NW
Calgary, Alberta

MLS # A2234367



\$799,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,362 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Refrigerator, Dishwasher, Stove, Range hood, Microwave, Washer, Dryer, All window Coverings, Garage door opener with control(s)

Welcome to sweeping views and a lovingly maintained family home, first time on market in 30 years. This beautifully updated and meticulously maintained 4-level split is nestled in one of Calgary's most sought-after northwest communities. This spacious and versatile home features 5 bedrooms and 3 full bathrooms making it ideal for large or growing families. Inside, you'll find gleaming hardwood floors and a bright, open layout that immediately feels like home. The sun-filled living room offers soaring vaulted ceilings and expansive windows that fill the space with natural light. Just a few steps up is the inviting dining area, perfect for hosting gatherings. The modern kitchen boasts granite countertops, new cabinets, and flows seamlessly into a cozy breakfast nook. From here, sliding patio doors lead to a large, all-weather composite deck overlooking a lush wooded ravine and the downtown skyline — a stunning setting for morning coffee or evening entertaining. On this level, you'll find two generously sized bedrooms, a full main bathroom, and the primary bedroom, which includes direct access to the deck and a private 3-piece ensuite with a luxurious soaker tub. The third level walkout is a true highlight, with newer carpets, ceiling lights and patio doors opening directly onto a covered patio and private backyard that backs onto the peaceful ravine. This level also features a spacious recreation room with a gas fireplace, two additional bedrooms, and another full 3-piece bathroom, offering fantastic space and flexibility for guests, teens, or home offices. The basement is undeveloped and provides ample storage or the opportunity to create even more living space tailored to your needs. Enjoy breathtaking views of both the mountains and downtown Calgary from multiple vantage points throughout the home. Recent upgrades include a new roof, fresh

interior paint, a new carpet, as well as a newer furnace, and a hot water tank — ensuring both comfort and peace of mind. The attached garage adds convenience, and the quiet, established neighborhood offers the perfect balance of tranquility and connectivity. Located close to excellent public and Catholic schools, the University of Calgary, Crowfoot Centre, and the Calgary Winter Club, 15 minutes to downtown, and 1 hour to Banff, this is a location that truly checks every box.