



GRASSROOTS
REALTY GROUP

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104 Hawkmount Close NW
Calgary, Alberta

MLS # A2237050



\$644,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Natural Woodwork, No Smoking Home, Tankless Hot Water		

Inclusions: Storage Shelves in Basement & Garage, Play Structure in Backyard

WONDERFUL, Original Owner 2 Storey Split Home in Lovely Hawkwood! Located in a Quiet Close just Steps to Playground - Easy Access to Major Roadways, Shopping, Restaurants and More! Owners have Done MAJOR UPGRADES on Large Ticket Items - All POLY-B has been replaced in 2019, All WINDOWS on the Main & Upper Floors Replaced plus HARDI-BOARD SIDING, BATHROOM WINDOW & INSULATION Added in 2012, NEW FURNACE & TANKLESS WATER HEATER in September 2024! Spacious Main Floor Living Room, Dining Room and Kitchen,, Lower Level features Large Family Room with Brick-Faced Gas Fireplace, 2 Piece Bathroom & Laundry Room. Upstairs you will find the Primary Bedroom with a full Ensuite & Walk-In Closet plus 2 Great Secondary Bedrooms. The Basement is left unspoiled for you to develop to suit your needs. WONDERFUL FAMILY HOME, GREAT NEIGHBOURHOOD!