



**GRASSROOTS**  
REALTY GROUP

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**75 Hawkside Close NW**  
**Calgary, Alberta**

**MLS # A2239494**



**\$1,100,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,581 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Dog Run Fenced In, Front Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Sound system with receiver and mounted TV, alarm system with integrated smart home system (without term contract), shed.		

Tucked into the prestigious Uplands of Hawkwood, this one-of-a-kind estate home is a delightful surprise, where standout style meets high-end sophistication in one of Calgary's most beloved neighbourhoods. Surrounded by mature trees and lush perennials, this spacious home boasts 5 bedrooms and 3.5 bathrooms with 3350 total sqft of living space. Upgrades include updated kitchen with top of the line Snaidero cabinetry, sun room with commercial grade large windows, new carpet throughout, new paint, new washer and dryer, new hot water tank, new furnace, new deck, renovated washroom, hail-proof rubber roofing and hail-proof coated stucco exterior. Step inside to discover a loft-style living room with soaring vaulted ceilings and a two-sided see-through fireplace shared with the adjacent family room. The sun-drenched sunroom with naturally warm Mexican floor tile invites relaxation year-round, offering views of the gardens just outside. The updated kitchen is a chef's dream, outfitted with top-of-the-line, high-end appliances such as Sub-Zero fridge, Fulgor 6 burner gas cooktop with hood fan and Fulgor double wall oven with warming drawer, Bosch dishwasher and wine fridge. You will love the custom stainless steel sink with drainboard, custom cabinetry, and an extra large quartz kitchen island with seating. Extend your living space out to the back deck with BBQ hook-up and roman paver patio- perfect for entertaining. A well situated home office, laundry room and powder room complete the main level. Upstairs, you'll find three bright and generously sized bedrooms for the kids and a family style washroom. The large primary bedroom suite includes a walk-in closet with custom storage system and a spa-inspired ensuite bathroom with jacuzzi tub, dual sinks and full sized shower. The fully finished lower level offers incredible flexibility with a large

recreation room featuring a wet bar and custom storage- perfect for movie nights or games night with friends. There's also a fitness room, an additional bedroom, a full washroom and ample storage. Residents of The Uplands enjoy exclusive access to The Uplands Recreation Centre, featuring a large party room with kitchen facilities, an exercise room, a pool, a hot tub and sauna, convertible squash/racquetball court, tennis and pickleball courts, RV storage, a groomed fitness trail through the park and more. Located in a safe, camera-monitored, family-friendly neighbourhood, this home is close to great schools, shops and services. Properties in this quiet neighbourhood enclave rarely come to market, so don't miss the chance to call this charming estate home in The Uplands yours!