



GRASSROOTS
REALTY GROUP

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82 Hawkdale Circle NW
Calgary, Alberta

MLS # A2246020



\$795,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,719 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Gentle Sloping, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: Pool Table Desk Shed Miscellaneous Storage Shelves

Tucked away in a quiet circle of Hawkwood this exquisite Walkout Bungalow has been lovingly maintained and updated, the pride of ownership is evident. Ideally located across from a park to the east with a professionally landscaped west backyard. Custom built bungalow was built with accessibility in mind with wider hallways and doorways along with 2 bedrooms, 2 full bathrooms, Den, Chef's kitchen, formal dining room and laundry all on the main floor. Hardwood flooring throughout the common areas, with a tiled marble entry. The U shaped Kitchen has granite countertops and newer stainless steel appliances, gas countertop stove, built in oven and microwave. The breakfast nook is flooded in natural light, overlooks the treed rear yard and opens onto the deck. Mountain views are also enjoyed from this home. The formal living room is accented by a central gas fireplace, and built ins. The large primary bedroom is a true retreat, it has a vaulted ceiling with direct access to the rear deck, a 4 piece ensuite with private water closet, and walk in closet. The main floor laundry has a convenient laundry sink, with newer machines. Oversized double attached garage measures 22 x 23.3' and has extra storage space. The fully finished walkout level has an enormous rec room with wet bar with direct access to the rear yard; Another large bedroom with 4 piece ensuite, with nearly floor to ceiling windows; Incredible storage room; As well as an additional room perfect for a media or hobby room. The walkout level also has infloor heat, updated and upgraded furnace with Central Air Conditioning. This home also has newer windows throughout. There is also a lovely front porch to enjoy your morning coffee and views of the park.