



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

456 Hawkhill Place NW
Calgary, Alberta

MLS # A2246023



\$654,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,698 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Baseboard, Electric, Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Toy drawers and shelving units in the basement

Have you been dreaming of owning a home in the sought after community of Hawkwood? If yes, you absolutely have to come view this 4 LEVEL SPLIT house located in a quiet CUL-DE-SAC, just 4 doors down from the gorgeous HAWKWOOD COMMUNITY PARK (tennis courts, soccer field, baseball diamond, hockey rink) - a fantastic spot for kids to run around and have fun! ***Your future home has an EXTENDED DRIVEWAY that can FIT 4 CARS PLUS AN ATTACHED DOUBLE GARAGE!*** THE WINDOWS HAVE BEEN UPGRADED TO VINYL*** The main floor offers a SOUTH FACING LIVING ROOM, a dining room, a kitchen with NEWER STAINLESS STEEL APPLIANCES and access to a 2-TIER DECK. The upper level comes with 3 GOOD SIZE BEDROOMS and 2 FULL BATHROOMS (one of them is en-suite). The 3rd level consists of a family room with a WOOD BURNING FIREPLACE, an OFFICE and a 2PC bathroom (there's also access to the deck from the family room). The basement features a HUGE REC ROOM, a spacious laundry and HUMONGOUS STORAGE SPACE. You will love the fully fenced backyard with mature trees and a BACK LANE. The property is located close to schools, plenty of parks (off leash dog park too!) and shopping plazas. Easy access to DT and Stoney Trail. A must see, for sure! Very affordable, solid and EXTREMELY CLEAN!