



GRASSROOTS
REALTY GROUP

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393 Hawktree Circle NW
Calgary, Alberta

MLS # A2250966



\$789,888

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,379 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)		
Inclusions:	none		

INCREDIBLE & IMMACULATE! UPGRADED 5 BEDROOM 2 STOREY SPLIT WITH WALK-OUT BASEMENT! 4 BEDROOMS UP WITH 1 BEDROOM ON MAIN FLOOR with full Bath for Main floor living, CAN BE USED FOR DEN/OFFICE also! TOTAL OF 3 FULL BATHS. VAULTED LIVING ROOM/DINING ROOM OFF STUNNING ISLAND KITCHEN WITH GRANITE COUNTERS & STAINLESS STEEL APPLIANCES WITH GAS STOVE & LOTS OF CUPBOARDS & built in DESK. DINING NOOK OFF UPPER VINYL DECK WITH ALUMINUM RAILING & STAIRS TO LOWER COVERED cement PATIO & REAR YARD. LARGE FAMILY ROOM WITH BUILT IN ENTERTAINMENT CENTER WITH FIREPLACE. HUGE MASTER SUITE WITH BIG WALK-IN CLOSET, built in Makeup counter & GREAT ENSUITE WITH DOUBLE VANITIES, JETTED TUB & SEPARATE SHOWER! 3 OTHER LARGE BEDROOMS UP WITH BUILT IN DESKS IN 2. UPGRADED NEWER HARDWOOD FLOORS & CENTRAL AIR CONDITIONING, ARE SOME NEWER FEATURES. WALK OUT BASEMENT DEVELOPED WITH LARGE REC ROOM AREA, OFFICE & HOBBY ROOM, with room for 6th Bedroom, Full BATH & TONS OF STORAGE. 2 FURNACES & 2 NEWER HOTWATER TANKS. FANTASTIC WEST BACKING YARD FENCED & LANDSCAPED. A PERFECT FAMILY HOME WAITING FOR A GREAT FAMILY!