



GRASSROOTS
REALTY GROUP

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100 Hawkfield Crescent NW
Calgary, Alberta

MLS # A2252634



\$749,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Natural Gas Connected, Garbage Collection, P
Features:	Central Vacuum, No Smoking Home, Recessed Lighting		

Inclusions: Shed, Overhead Door Motor w/ Controls (needs installing)

MOUNTAIN VIEWS from upstairs set this property above the average. FIVE bedrooms, 3.5 baths including the brand NEW ensuite in the large primary, a total of THREE living/family rooms, a generous formal DINING, eat in kitchen which has been UPGRADED to include built in dining hutch. Add a side entry into the MAIN level laundry and you will find FAMILY space with upgrades throughout. New WINDOWS, new FLOORS on top 2 levels, new glass and walnut RAILING going up. NEW exterior paint, and boasting a double attached double GARAGE in a great location make this a home worth considering. Extensive gardens include APPLE tree, raised beds, a large deck and NEW shed enhance this west facing fully FENCED backyard. Hawkwood has a small (under \$80/yr) annual Enhanced Landscape fee which covers maintenance of public park areas. Basement is finished but the original flooring has been removed. The floor downstairs is ready to add something new and fresh! This property won't last long - book a showing now!