



GRASSROOTS
REALTY GROUP

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99 Hawkcliff Way NW
Calgary, Alberta

MLS # A2253326



\$837,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,251 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, High Ceilings, Kitchen Island, Skylight(s), Walk-In Closet(s)		

Inclusions: N/A

Breathtaking Views. Timeless Elegance. Exceptional Value. Welcome to this impressive 2-storey split walkout home, nestled on a large, private, beautifully landscaped lot with unobstructed panoramic views of downtown and the mountains—a true retreat in the city. With its tile roof and low-maintenance exterior, this home offers curb appeal that lasts. Step inside and be greeted by soaring vaulted ceilings in the living room and a two-storey ceiling in the family room that floods the space with natural light. The main level features rich hardwood and tile floors, a seamless blend of elegance and durability. Designed for both comfort and style, the home showcases premium oak craftsmanship throughout, with custom built-in cabinetry, a wet bar, detailed oak paneling in the dining and family rooms, and wainscoting accents in the loft and stairway. The spacious master suite is your personal sanctuary, complete with a walk-in closet, a luxurious 5-piece ensuite, and a private balcony where you can soak in the sun and scenery. The fully finished walkout basement offers versatile space for entertaining, guests, or multi-generational living. All this, plus neutral décor, meticulously maintained interiors, and a peaceful, sun-drenched backyard perfect for gatherings or quiet moments. This is more than just a home—it's a lifestyle upgrade. Don't miss your chance to own one of the area's most captivating properties.