



GRASSROOTS
REALTY GROUP

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358 Hawkstone Drive NW
Calgary, Alberta

MLS # A2256468



\$749,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,344 sq.ft.	Age:	1995 (30 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully renovated bi-level home offering over 2,500 sq. ft. of developed living space, complete with 6 bedrooms and 3 full bathrooms—perfect for growing families or multi-generational living. Step inside to find modern upgrades throughout, including luxury vinyl plank flooring, plush new carpeting, and quartz countertops. The bright and open main floor is filled with natural light from oversized windows, while the primary suite serves as a private retreat with a walk-in closet and full ensuite. The fully finished lower level expands your living options with a massive family room with a gas fireplace, ideal for movie nights, game days, or entertaining. Three additional bedrooms and a full bathroom provide flexible space for guests, teens, or even a home office. Outdoors, the large backyard is designed for family fun with a play set, garden beds, and plenty of room to relax. An insulated garage offers year-round convenience. This home also comes with major updates for peace of mind: Poly-B plumbing replaced with PEX (city permits), a new high-efficiency furnace and A/C (2022), roof (2013), and hot water tank (2017). Located close to schools, parks, and shopping, this move-in-ready gem combines comfort, style, and practicality. Don't miss your chance to call it home—book your showing today!