



GRASSROOTS
REALTY GROUP

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315 Hawkland Place NW
Calgary, Alberta

MLS # A2259872



\$874,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,166 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, Kitchen Island, Wet Bar		

Inclusions: Sheds X2

Welcome to this meticulously maintained two storey home, offering five bedrooms including a convenient main floor bedroom and full bathroom, perfect for guests or multi-generational living. Situated on a quiet cul-de-sac and set on a large, pie shaped lot, this property combines a versatile floor plan and beautifully landscaped outdoor spaces. The main floor features engineered hardwood flooring throughout, a bright kitchen with granite countertops, and a seamless flow into the formal living room, dining room and the family room. The family room is centered around a cozy wood burning fireplace, creating a warm gathering space. From the kitchen, step out onto the Duradeck balcony to enjoy morning coffee, BBQs, or simply take in the view of the private, landscaped yard. Upstairs, you'll find three generously sized bedrooms with newer carpet, including a spacious primary suite. The fully finished walkout basement, with a bedroom and full bathroom, is flooded with natural light and finished with cork flooring. There is plenty of space for a recreation room and home gym. It also features a second wood burning fireplace, making it the perfect place for cozy family nights. From here, you have direct access to a covered patio, providing a second outdoor entertaining space. This home has been thoughtfully upgraded with two new furnaces, each with its own air conditioning unit, along with a new hot water tank. The backyard is truly an oasis, extensively landscaped with an underground sprinkler system, a firepit patio for summer evenings, a covered patio area from the walkout level, and two storage sheds for all your outdoor essentials. Mature trees and thoughtful landscaping create privacy and year round beauty. This lovingly cared for home is move in ready and offers the perfect blend of comfort, functionality, and outdoor living. It is ready for its next family to enjoy for

years to come.