



GRASSROOTS
REALTY GROUP

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**236 Hawkwood Boulevard NW
Calgary, Alberta**

MLS # A2261826



\$575,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,284 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Skylight(s)		

Inclusions: N/A

Welcome to your new home in the desirable community of Hawkwood. This delightful 4-level split is the perfect blend of style and function, with over 1700 sq.ft. of thoughtfully developed living space. This home features a heated double detached garage that's perfect for both secure parking and a comfortable workspace. As you step inside, you'll immediately notice the stunning luxury vinyl plank flooring that flows through the main and upper level, providing a modern durable finish. The main floor is a bright and inviting space, highlighted by a spacious living room featuring a west-facing bay window and skylight to fill the home with natural light all day long. The kitchen is large and functional with plenty of cupboard and counter space to spread out, and it flows seamlessly into the dining area, making it perfect for entertaining. The upper level is your private sanctuary. The primary bedroom is a true retreat, complete with a built-in dressing table, walk-in closet, and a convenient 4-pc cheater ensuite that it shares with a spacious second bedroom. The third level is a fantastic walkout that offers a cozy family room, perfect for movie nights. You'll love the gas fireplace that keeps you warm on chilly evenings. Step out to your fully fenced backyard oasis with a deck, perfect for morning coffee or an evening cocktail. This level also features a third bedroom & a great option for a home office and a 3-pc bath that is ready for your personal touches. The fourth level makes for an excellent recreational space or a fourth bedroom, thanks to an egress window added in 2020. This home has been well-maintained with upgrades including new shingles, eaves and downspouts, the luxury vinyl plank flooring, furnace and electrical panel, all completed in 2019. The Poly B plumbing was professionally replaced in 2020 for your peace of mind, though a little bit of

drywall repair is still required from the replacement. This home is conveniently located, close to shopping, dining schools, public transit, and major roads for easy access. This home is must-see!