



GRASSROOTS
REALTY GROUP

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119 Hawkview Manor Place NW
Calgary, Alberta

MLS # A2263155



\$775,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,924 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Landscaped, Lawn, Private, Sloped Down		

Heating:	Boiler, In Floor, Forced Air, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance, Skylight(s)		
Inclusions:	n/a		

Welcome to 119 Hawkview Manor Place NW, an elegant walkout bungalow tucked away in the prestigious Hawkview Estates. Perfectly positioned on a quiet cul-de-sac surrounded by mature trees and lush landscaping, this home offers nearly 3,600 sq ft of beautifully finished living space designed for comfort, warmth, and timeless style. Step inside to discover a bright and inviting living room with hardwood floors, a cozy fireplace, and a wet bar area that's perfect for entertaining. The adjacent formal dining room provides an elegant space for family dinners and special occasions. The renovated kitchen is a true highlight, featuring granite countertops, built-in stainless steel appliances, ample cabinetry, and a large window over the sink that fills the space with natural light. Just off the kitchen, the breakfast nook opens to the stunning heated sunroom — a year-round retreat surrounded by views of the outdoors that will quickly become your favorite room in the house. Step outside to the upper deck and enjoy the lush, south-facing backyard, a private oasis offering all-day sunshine and a peaceful setting among mature trees — perfect for morning coffee or summer evenings. The master bedroom retreat is a serene escape, featuring floor-to-ceiling windows and a luxurious en-suite with a steam shower, providing a true spa-like experience complete with in-floor heating. A second bedroom or perfect main floor office overlooking your front yard and powder room complete the main level. The fully developed walkout basement extends your living space with in-floor heating, a large family room, media room, office, two additional bedrooms, a 3-piece bath, and a spacious laundry room with excellent storage. The oversized double attached garage (21'6" x 23'6") includes built-in storage, offering plenty of space for vehicles and gear. Located close to

parks, pathways, top-rated schools, and all the amenities of Crowfoot and Hawkwood, this home perfectly combines luxury, comfort, and the tranquility of estate living.