



GRASSROOTS
REALTY GROUP

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126 Hawkstone Manor NW
Calgary, Alberta

MLS # A2264664



\$659,900

Division:	Hawkwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,234 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 527
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wood Windows

Inclusions: N/A

Welcome to 126 Hawkstone Manor NW, a stunning bungalow villa nestled within a serene and well-appointed townhome complex. This meticulously renovated home offers the perfect blend of modern luxury and effortless living, providing a peaceful retreat with unparalleled convenience for your daily commute and amenities. Step inside to discover over 2000sq’ of living space and a bright and open main floor, where a completely remodelled kitchen awaits. It features sleek stainless-steel appliances, including an induction stove, and flows seamlessly into the dining area and inviting living room. Here, a cozy gas fireplace creates a warm ambiance, while direct access leads to your private deck and yard—an ideal, fully-fenced space for children and pets to play. The main floor is finished with durable luxury vinyl plank flooring that extends throughout most of the home. It hosts two generous bedrooms, including a spacious primary suite with dual closets and a luxurious four-piece ensuite bathroom with a large shower. A second full bathroom and a conveniently located laundry area complete this level. The fully finished lower level significantly expands your living space, featuring a massive family or games room, a third bedroom, and a full three-piece bathroom. A separate, massive storage room with shelving provides ample space for all your needs. This home is not only beautiful but also built for comfort and efficiency, boasting a brand-new furnace, hot water tank, and upgraded attic insulation. Residents of this exclusive complex enjoy access to private amenities, including a tennis court, a basketball court, and a central clubhouse available for private rental. Move-in ready and available for immediate possession, this turnkey property is the perfect place to call home. Schedule your private viewing today.

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