



GRASSROOTS
REALTY GROUP

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**8311 Hawkview Manor Road NW
Calgary, Alberta**

MLS # A2265097



\$900,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,203 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, 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: Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar

Inclusions: Blinds,

Ever dreamed of a home that's classy enough for dinner parties, comfy enough for sweatpants, and smart enough to never make you hang Christmas lights again? Welcome to your new favourite chapter — where elegance meets low-maintenance brilliance in Hawkwood Estates. Step inside this refreshingly spacious home offering almost 3300 SqFt of developed living space, where the bedrooms are so big you might lose a laundry basket in them (on purpose). The kitchen delivers serious chef vibes with veined quartz counters, built-in stainless steel appliances, and lighting so good even your takeout looks gourmet. The primary ensuite? A five-star spa escape — complete with heated floors, a freestanding tub, and a shower boasting three shower heads (because two just isn't enough). Downstairs, the fully finished basement invites both binge-watchers and cocktail shakers with a cozy living area, wet bar, and an accessible tile shower for your guests. Outside, you'll find a large composite deck, a private 6,700 SqFt lot framed by mature trees, and Gemstone exterior lighting that handles the holidays for you. Perfectly located near schools, parks, Crowfoot Crossing, and the LRT — this home truly lets you have it all (minus the string lights and cramped closets). Upgrades include: High efficiency furnace (~2015), New water tank (2024), New asphalt shingle roof (~2020), New vinyl plank flooring throughout the main level and new carpet upstairs, Newer windows upstairs and on main level, Pot lights added through main level (~2020)