



**GRASSROOTS**  
REALTY GROUP

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**7 Hawksley Crescent NW  
Calgary, Alberta**

**MLS # A2268348**



**\$699,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

**LOCATION! Hawkwood NW!** Enjoy the many benefits of this awesome COMMUNITY in this gorgeous, bright home. Beautiful 2 Storey Single house with double attached garage located on a quiet street! Well maintain with the same owner for over 27 years and it is time for the next buyer to enjoy this home! Rare to find a 4 bedroom (all upstairs) house which has over 2000 sqft+ with West Facing backyard! The lot size is huge (almost 7000 sq.ft) and it has a long driveway. .On the main floor, you will find a spacious Family Room, Living room, Kitchen, Dining room, Laundry mud room & a 2 pcs bathroom. Upper level there are a master bedroom with an en-suite & a walk-in closet, 3 cozy bedroom and a 4 pieces bathroom as well. Fresh paint throughout the entire house 2023, lots of pot lights installed on the second floor in 2023. Deck Maintenance in 2019. Roof is 11 years old. Samsung SS dishwasher (2022). Fully fenced backyard has a huge deck. Unfinished basement has couple windows ideal for future development. Close to Schools, Crowfoot Shopping Center & C-train station, YMCA. Forgot to mention Tom Baines Junior High School and Robert Thirsk High school! Easy to access major road like Stoney Trail, Country Hills Blvd, John Laurie Blvd. & Crowchild Trail. Don't miss this gem and call today!