



GRASSROOTS
REALTY GROUP

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100 Hawkfield Crescent NW
Calgary, Alberta

MLS # A2268576



\$749,950

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Natural Gas Connected, Garbage Collection, P
Features:	Central Vacuum, Granite Counters, No Smoking Home, Recessed Lighting		

Inclusions: Shed, Overhead Door Motor w/ Controls (needs installing)

SIX BEDROOM FAMILY HOME Fully refurbished from TOP to BOTTOM boasting MOUNTAIN VIEWS from upstairs. 3.5 baths including the brand NEW ensuite in the large primary, a total of THREE living/family rooms, a generous formal DINING beside the eat in kitchen with granite counters which has been UPGRADED to include a custom built in dining hutch. Add a side entry into the MAIN level laundry and you will find FAMILY friendly space loaded with upgrades throughout. New triple pane WINDOWS, new FLOORS on all 3 levels including brand new carpet in the basement, new custom walnut and glass railing. NEW interior AND exterior paint on cedar siding. Extensive gardens include an APPLE tree, raised beds, a large deck and NEW shed enhance this west facing fully FENCED backyard. This lovely property is freshly finished and ready to move into! Note: Hawkwood has a small (For 2026: \$79.94/yr) annual Enhanced Landscape fee which covers maintenance of public park areas within the neighborhood.