



GRASSROOTS
REALTY GROUP

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47 Hawkstone Drive NW
Calgary, Alberta

MLS # A2271959



\$699,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,365 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Private, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Quartz Counters		

Inclusions: Basement Appliances: Electric Stove, Microwave Hood Fan, Refrigerator, Dishwasher, Washer, Dryer

PRIME LOCATION, RENOVATED, INCOME GENERATING HOME. A blend of all you are looking for. This is a renovated 5-Bedroom Home with Legal Basement Suite which has its own laundry, heating and separate entrance - a rare opportunity for homeowners or savvy investors looking for built-in income potential. Welcome to this beautifully renovated 5-bedroom, 3-bathroom home in the desirable community of Hawkwood! Renovated from top to bottom — featuring fresh paint throughout and luxury vinyl plank flooring with no carpet anywhere. The main floor features two inviting living rooms, there's plenty of space for relaxing, entertaining, or creating a cozy family zone. The kitchen offers refaced cabinetry, stainless steel appliances, premium Quartz countertop, and modern design touches throughout. This level has master bedroom along with a 4-pc ensuite. Additional two bedrooms, a full bathroom and easy access laundry completes this floor. The hot water tank and a high-efficiency furnace were added in 2022, giving you peace of mind for years to come. Upgrades also include all poly-b plumbing replaced. The legal basement suite has a separate entrance from the back. It has a huge recreation room along with a sturdy kitchen. New LVP flooring throughout the basement. There are two bedrooms with huge windows in the basement as well along with a full bathroom. Separate laundry in the basement makes life easier for the tenants. Outside, you'll find a partial new fence and a handy shed included for extra storage. Imagine hosting summer barbecues and outdoor gatherings in this backyard under the warm sun or starry night sky. Check out the 3D VIRTUAL OPEN HOUSE TOUR. The location is unbeatable — near a beautiful park, highest rated primary school, and steps away from the bus stop which gives quick accessibility

to Winston Churchill High School, the University of Calgary, and the LRT station. Hawkwood is in the northwest quadrant of the city. The development of the community began in 1981. It is bounded to the north by Country Hills Boulevard, to the east by Sarcee Trail, to the south by John Laurie Boulevard, and to the west by Nose Hill Drive. It also has easy access to the Stoney Trail. Numerous green spaces in the community offer recreation opportunities. Don't miss out on this rare Hawkwood gem! Call your favourite Realtor to book a showing today!