



GRASSROOTS
REALTY GROUP

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28 HAWKTREE Circle NW
Calgary, Alberta

MLS # A2272081



\$689,800

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Vaulted Ceiling(s)		

Inclusions: Shed

A beautifully maintained and fully developed 2-storey home with $\frac{12}{12}$ baths, perfectly situated on a quiet street in the heart of Hawkwood. This property has seen significant updates over the years, including a newer roof, newer garage door, two newer hot water tanks, a refreshed kitchen, renovated primary en-suite, and full removal of poly-b plumbing. The main floor features gleaming hardwood throughout, with a bright living and dining area leading into the updated kitchen complete with stainless steel appliances, island, and a welcoming eating nook. Adjacent is the cozy family room with a fireplace—an ideal place to unwind. A Fujitsu ductless Halcyon AC unit in the primary bedroom keeps the home cool on warm summer days. Upstairs you’ll find three generous bedrooms with updated Luxury Vinyl Plank flooring, including the spacious primary suite with a recently renovated en-suite. Two additional well-sized bedrooms and a full bath complete the upper level. The fully finished basement offers excellent additional living space, also finished with Luxury Vinyl Plank flooring, including a large recreation room, a fourth bedroom, and a 3-piece bath with in-floor heat—perfect for guests or entertainment. Step outside to discover outstanding outdoor living: a meticulously cared-for fully fenced, private backyard featuring a sunny deck with pergola, a large poured concrete patio, and a 9x9 shed, an ideal setting for summer relaxation and gatherings. A good-sized double attached garage completes the home. Located just steps from schools, parks, playgrounds, and transit, with quick access to Crowfoot Crossing, Costco, Superstore, and major routes including Stoney Trail and Crowchild Trail—this home offers exceptional convenience in a quiet, family-friendly setting.

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