



GRASSROOTS
REALTY GROUP

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**24 Hawkwood Crescent NW
Calgary, Alberta**

MLS # A2272177



\$799,990

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,973 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to this GORGEOUS, FULLY RENOVATED 2 STOREY HOME, Located in the Sought after Community of HAWKWOOD! Extensively Renovated Top to Bottom. it features new windows, new doors, new kitchen, new floorings, new stainless steel appliances, new interior & exterior paint, new garage door opener, new deck, new vanities and much more ! Nestled on a quiet street, this property offers a spacious layout filled with natural light and timeless charm. Featuring over 3000 sq ft of "TOTAL DEVELOPED" Living Space with a "TOTAL" of 5 BEDROOMS & OFFICE SPACE Plus 3 FULL & 1 HALF BATHROOMS along with a DOUBLE ATTACHED GARAGE. The KITCHEN is GORGEOUS CUSTOM BUILT with STAINLESS STEEL APPLIANCES and Beautiful QUARTZ COUNTERTOP. Drenched in natural light is the Southwest-facing living room, which leads into the separate formal dining room making entertaining a breeze. Main floor home office & laundry add extra functionality to this thoughtfully designed space. Upstairs, the primary suite offers a walk-in closet and a serene ensuite with two vanities and stand-up shower. Two additional bedrooms and a full bath complete the upper level. The FULLY DEVELOPED Huge Basement is perfect for the Large Extended Family featuring WET BAR , 1 BEDROOM , HUGE 3pc BATHROOM. Walking distance to park, Nose Hill Library & Robert Thirsk Senior High School. And only minutes from your front door is Crowfoot Centre with its wide range of retail, services & restaurants, theatre, YMCA & LRT.