



**83 Hawkfield Crescent NW  
Calgary, Alberta**

**MLS # A2282943**



**\$750,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**INCREDIBLE TRANSFORMATION!** Welcome to this beautifully fully renovated family home including the basement(2023-2025) with over 3000 sqfeet living area located in the mature and highly desirable community of Hawkwood. This rare offering features 6 bedrooms + Den, including 5 spacious bedrooms on the upper level, making it ideal for growing families. From the moment you enter, you’ll appreciate the modern, sleek interior and thoughtful design. The main floor offers a large living room with bay window, custom built-ins, and a coffered ceiling perfect for a home office or study. The stunning white kitchen showcases a center island, quartz countertops, flat-finished ceilings, and stainless steel appliances, flowing seamlessly into the bright dining area. The cozy family room is anchored by a wood-burning fireplace with gas log lighter and enhanced by recessed mood lighting. A powder room and main-floor laundry complete this level. Upstairs, you’ll find four generously sized bedrooms, including the primary bedroom with a 4-piece ensuite and walk-in closet, plus an additional 4-piece bathroom. The fully finished basement (2024) offers exceptional flexibility, featuring a reconfigured layout, new bedroom, new kitchen, new bathroom, new flooring, and fresh paint, with its own separate entrance. The basement is currently an illegal suite with excellent potential for conversion. According to the contractor, most of the work required for a future Secondary Suite has been completed prior to City registration (Subject to City/Municipality Permitting and Approvals). This space is ideal for extended family living or future rental income. Additional upgrades include a new air conditioning system (2025), newer windows (approx. 12 years), two high-efficiency furnaces with drip humidifiers (approx. 5 years), a hot water tank(2025), and a brand-new covered

deck. The front-drive, double heated garage is heated and equipped with 220V power and hot/cold water. Situated on a quiet crescent, just minutes from schools, shopping, and amenities, this newly modernized home offers outstanding value in an ideal family-friendly location. Don't miss this exceptional opportunity—book your private showing today!