



**GRASSROOTS**  
REALTY GROUP

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**83 Hawkfield Crescent NW**  
**Calgary, Alberta**

**MLS # A2282943**



**\$750,000**

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Central, High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	N/A		

**INCREDIBLE TRANSFORMATION!** Welcome to this beautifully fully renovated family home including the basement(2023-2025) located in the mature and highly desirable community of Hawkwood. This rare offering features 5 bedrooms + Den, including 4 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 suite 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 Legal Secondary Suite has been completed, with only an electrical panel upgrade remaining prior to City registration (buyers to verify with municipal authorities). 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!