



GRASSROOTS
REALTY GROUP

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**323 Hawkwood Boulevard NW
Calgary, Alberta**

MLS # A2286061



\$724,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

WOW what a place! I call this home the "Comfy Blanket" because as soon as you step in the front door you are greeted with such a warm great feeling. There is a wood burning fire place, two living rooms, a beautiful kitchen, 3 pane windows, developed basement (including a pool table) and an amazingly large back yard. This home has it all! Owned by a Mechanical Engineer and his family so you know you're getting nothing but the best quality in appliances, hot water tank and furnace. Come see it for your self as it's not going to last long. Book your appointment today!