



**179 Hawkwood Boulevard NW
Calgary, Alberta**

MLS # A2287903



\$649,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,183 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Carport		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained 4-level split family home offering over 1,750 SF of thoughtfully designed living space. Nestled in the desirable Hawkwood neighborhood, this home is ideally situated just minutes away from top-rated schools, including an elementary school, as well as convenient shopping options like Superstore and other business establishments. Enjoy easy access to major routes such as Crowchild trail, John Laurie Blvd, Shaganappi Trail, and Stony Trail, making commuting a breeze. This spacious 4-bedroom, 3-bathroom home is flooded with natural light, thanks to double skylights and a large front picture window in the living room. Recent upgrades include newer roofing and windows, ensuring peace of mind for years to come. The open and inviting main floor includes a generously sized family room with sliding doors leading to a beautifully landscaped backyard, ideal for relaxing or entertaining. A side entrance offers convenient access to the lower level, where you'll find additional living space perfect for guests or a home office. Plus, a well-appointed 3-piece bathroom located next to the 4th bedroom is an added bonus. With its blend of comfort, style, and community conveniences, this lovely home is ready for you to make it your own !