



**91 Hawkley Valley Road NW
Calgary, Alberta**

MLS # A2289963



\$874,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Irregular Lot, L		

Heating:	Central, Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s)

Inclusions: Refrigerator (2), Microwave Hood Fan(2), Dishwasher (2), Shed, Central Vacuum with attachments (as-is), Gazebo Swing, Retractable Awning, Slatted Window Blinds (Basement)

Experience the ultimate live-in, live-out lifestyle with this rare opportunity to own a quarter-acre estate right in the city. This meticulously cared-for two-storey home offers over 3,000 square feet of total developed living space, designed with the elegance of a country vacation home and functional flow perfect for a growing family. Backing onto private green space, the property boasts 180-degree views of the Bow Valley, the Rocky Mountains, and COP. The open and bright main floor features 9-foot ceilings and rich maple hardwood flooring throughout. A true heart of the home, the renovated kitchen is outfitted with custom 42-inch soft-close cabinetry, granite countertops, and a massive 4x8 foot island. Two upgraded patio doors lead directly to the elevated south-facing deck, featuring a manual retractable awning and a natural gas BBQ hookup—ideal for summer entertaining while taking in the mountain views. The main level also includes a spacious living room with a gas-insert fireplace, a formal dining area, and a functional laundry/mudroom with custom storage. Upstairs, the family retreat consists of three generous bedrooms, all wired for high-speed internet. The primary sanctuary features south-facing windows, a full-wall closet organizer, and a 5pc, spa-inspired ensuite, featuring heated ceramic floors, dual sinks, and a double-head walk-in shower. Two additional bedrooms share a well-appointed five-piece main bath that also features tiled floors, as well as in-floor heating. The walkout basement has been completely reimagined as a versatile studio suite (illegal) or massive entertainment hub. Featuring high ceilings, sound-proofing insulation, and durable wood-grain engineered flooring, this level includes a large family room, a second galley-style kitchenette with dishwasher, microwave and fridge, a flex room that can easily convert to a fourth bedroom,

and a full bathroom with a second laundry set. With two huge south-facing windows and a separate keypad entrance, it is perfectly suited for multi-generational living or a home business. Outdoor living is truly exceptional on this oversized property. The south-facing backyard is your private orchard and garden paradise, featuring maturing apple trees, blueberry bushes, strawberries, rhubarb, and five raised garden beds. The massive fully fenced yard also includes a water pond feature, a large concrete patio, and an open gazebo with a swing. Practical upgrades include a newer (2024) hail-guard asphalt shingle roof with a 25-year warranty, newer eavestroughs, a built-in central vacuum system, and a double attached garage with a sharp epoxy floor coating and workbench. The large concrete driveway easily accommodates four vehicles. Located in a quiet, mature community with no city sidewalks to clear, you'll love being just minutes from paved walking and biking trails, off-leash parks, and the Bow River. Enjoy easy access to the C-Train, University of Calgary, SAIT, and premium shopping at Crowfoot Circle.