



**56 Hawkcliff Way NW
Calgary, Alberta**

MLS # A2290489

\$675,000



Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,719 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: Shed, Window Coverings - Currently Installed

Open House Cancelled Are you looking for an updated detached home in a family friendly community? What about with 4 bedrooms, and the ability to walk out of the family room into a large backyard? Mature neighbourhoods have something a little special, whether it is the large trees or the longtime neighbours, it all just hits a little different. This 4 level split home has an open concept main floor with vaulted ceilings and lets light wash your entertaining area. The updated kitchen with granite countertops is centered around a large island with additional storage on both sides. The living room just off the kitchen has built ins and a family desk area, while opening up to bay windows and room for the kids to relax while you prepare meals. On the other side of the main level, the dining area can support a larger table and hutch/sideboard. Heading up to family quarters, the owners retreat with 3 piece ensuite is expansive and overlooks the back yard. You will also find 2 additional bedrooms and a 4 piece bathroom here. The lower full level provides a 4th bedroom and another 4 piece bathroom with laundry. Around the corner, the family room centers around a wood burning fireplace and access out to the grade level deck and yard. Summers will be spent in your curated outdoor space, having a firepit and letting the kids run off some energy. This home has plentiful storage attached to the utility room, plus the attached double garage is heated and has even more storage. This home has well-appointed updates and still offers a great value proposition to get into the detached market. Quick access out to Crowchild and John Laurie, means whether you want to go to Nose Hill Park, the mountains or head into DT as part of your work commute – you are on your way in no time. Contact your trusted agent today to book a private showing before She Gon’