



**107 Hawkmount Heights NW  
Calgary, Alberta**

**MLS # A2290848**



**\$769,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,196 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** T.V and Aduio in the Basement

Welcome to this fantastic house. Located at exclusive Nirvana Point Estate, in the mature neighbourhood of Hawkwood, NW Calgary. This 2-storey home featured New Windows and a partially developed basement. Embracing an expansive open concept, it offers a generous living space of over 2,195 square feet. Upon entering the main floor, you'll be greeted by a spacious living room featuring bay windows that allow abundant sunlight to fill the space. The open kitchen is equipped with cabinet, stainless steel appliances, a pantry, and an eating nook that provides access to a lovely surrounding deck. The spacious family room is adorned with an inviting fireplace that adds a cozy ambiance to the space. Additionally, the main level offers a formal dining room, creating an ideal environment for hosting guests. The separate laundry room and 2-piece bathroom add functionality and convenience to this level. As you ascend to the second storey, you will discover a generously sized master bedroom, with big windows, a walk-in closet and a 4-piece ensuite. And two well-appointed bedrooms, with a 4-piece bathroom. The partially developed basement enhances the overall living space and includes an entertainment area, an extra unfinished bedroom and a 2-piece bathroom. The beautiful backyard is an ideal space for gathering with family and friends. This property enjoys an excellent location, close to all major amenities, shopping, schools, parks, public transportation, and more. Book your private showing today!