



**108 Hawkstone Close NW  
Calgary, Alberta**

**MLS # A2291513**



**\$846,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,036 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Lawn, Low F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, French Door, No Smoking Home, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Shed, Tv-Mount, Greenhouse

OPEN HOUSE SAT MAR 28th, from 11:30-3:30 pm. Beautiful and solid family home, perfectly nestled on a quiet and safe cul-de-sac and backing onto a serene green belt in the highly desirable community of Hawkwood. With only six homes on the street, this property offers exceptional privacy and a wonderful sense of community. Its charming curb appeal, mature landscaping, and expansive triple-attached garage create a welcoming first impression and offer the lifestyle of comfort. Inside, the home features a bright living room, filled with natural light from large soaring windows, flows effortlessly into the formal dining area&mdash;perfect for hosting family dinners and special occasions. Just steps away, the cozy family room with a wood-burning fireplace connects beautifully to the well-appointed kitchen, where abundant cabinetry, a pantry, vaulted ceilings, and a large skylight create an inviting and open space for everyday living. A convenient powder room and warm hardwood flooring throughout the main level add both comfort and elegance. The second floor is designed with rest and privacy in mind. The spacious primary retreat, accessed through elegant French doors, easily accommodates a king-sized bed and features a generous walk-in closet along with a bright 4-piece ensuite complete with in-floor heating. Two additional well-proportioned bedrooms provide excellent space for family members of all ages and can comfortably accommodate queen-sized beds. The unspoiled basement is clean, open, and ready for your personal vision&mdash;whether that be additional living space, a home gym, a recreation room, or a customized entertainment area. Recent upgrades provide added peace of mind and value, including new carpet on the entire upper level and staircase (2025), fresh interior paint (2025), driveway lift and crack repairs (2025), new sump pump

(2025), a new roof (2024), greenhouse (2024), and a furnace engine replaced in 2016. The home is also equipped with central air conditioning rough-in and includes the original 2007 A/C unit, which is being sold in as-is condition. Set on an impressive 7,168 sq. ft. lot, the backyard is truly a private retreat. A large patio finished with waterproof Duradek overlooks the peaceful green space lined with apple trees and leads toward a nearby playground. The generous yard offers endless possibilities&mdash;perfect for bonfire evenings, BBQ gatherings, or growing your own produce in the greenhouse. In springtime, when the apple trees bloom, the backyard view becomes truly breathtaking. The location is exceptional. St. Maria Goretti School in a 10-min walk and Hawkwood School 15 min away. Shopping and amenities at Superstore, Beacon Hill Shopping Centre, and Crowfoot Shopping Centre are a short drive away, along with the Crowfoot Library, YMCA, restaurants, and everyday conveniences. Quick access to Stoney Trail makes commuting across the city easy and provides a fast escape to the mountains. Opportunities like this do not come often.