



**238 Hawktree Bay NW
Calgary, Alberta**

MLS # A2292665



\$699,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	built-in speakers		

****OPEN HOUSE Sat Mar 14th, 2:30-4pm**** Welcome to this meticulously maintained home tucked away on a quiet cul-de-sac in the highly sought after community of Hawkwood. Situated on a desirable corner lot with no sidewalk to shovel, this property shows exceptional pride of ownership and thoughtful updates throughout. Built in 1990, this solid and well cared for home features 3 bedrooms and 3.5 bathrooms, offering a functional layout perfect for families. The main living area is warm and inviting with a gas insert fireplace and an integrated speaker system that extends throughout the home, ideal for both everyday living and entertaining. The kitchen is equipped with updated appliances, including a refrigerator, stove, and dishwasher installed in 2020, along with a new microwave (2024). Upstairs you’ll find comfortable bedrooms and well appointed bathrooms, while the fully developed basement (2010) provides additional living space complete with real hardwood flooring and custom built-in oak cabinetry. This home has been exceptionally well maintained with numerous important upgrades, including a high efficiency furnace, hot water tank, and humidifier installed in 2025, new windows replaced in 2023, eavestroughs replaced in 2023, and a roof replaced in 2014. Additional features include underground sprinklers, water softener, and newer washer and dryer in excellent condition. Outdoor living is a standout feature with a massive two-tiered aggregate rear deck, lined with idyllic custom painted mural, perfect for summer gatherings or relaxing in your private backyard space. Located just steps from parks, playgrounds, and schools, this home also benefits from everything the established community of Hawkwood has to offer. Known for its quiet streets, mature trees, excellent schools, and quick access to major routes, Hawkwood

provides convenient connections to shopping, transit, and outdoor recreation while maintaining a peaceful residential atmosphere. This is a rare opportunity to own a solid, exceptionally maintained home in one of Northwest Calgary's most established family communities.