



**146 Hawkdale Circle NW  
Calgary, Alberta**

**MLS # A2292709**



**\$825,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Features:** Bookcases, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

This special family home in Hawkwood offers developed living space over 3 levels. Located on a quiet street but still close to multiple parks, shopping at Crowfoot Crossing, transit & LRT, and is within walking distance to Hawkwood School. Step inside to find a very flexible & functional main floor featuring vaulted formal living & dining rooms, laundry, a den/office, & the open concept kitchen & family room. This space is perfect for family gatherings & entertaining with a spacious kitchen featuring a breakfast nook, gas cooktop, & newer fridge. The family room has fantastic builtin shelves & a cozy gas fireplace. Hardwood flooring runs through most of the main floor and up the gorgeous curved staircase. Upstairs find the large master bedroom with a 4pc ensuite & walkin closet. 2 other bedrooms, both with a bit of a mountain view, and a full 4pc bathroom complete the upper level. Downstairs is fully finished with a rec room & wet bar, a 4th bedroom & 3pc bath, and amazing storage. Extra features include a brand new furnace, insulated garage with workbench, & Central vac. The backyard offers a beautiful outdoor space with trees, a stone patio & huge deck! All the space you need on a great lot in NW Calgary! Book your showing today!