



**146 Hawkdale Circle NW
Calgary, Alberta**

MLS # A2292709



\$825,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE Friday April 10, 3-5pm 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!