



**24 Hawkwood Crescent NW  
Calgary, Alberta**

**MLS # A2295538**



**\$789,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,975 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Live in this COMPLETELY RENOVATED, 3,000 sq. ft. of modern luxury on a quiet street 2-storey home in the heart of Hawkwood. Every detail is new including windows, 2 furnaces, doors, flooring, lighting, appliances, and more. Notice the custom chef's kitchen featuring quartz countertops and premium stainless steel appliances, gorgeous backsplash flowing into a Northwest backyard. In the front of the house you will find a sun drenched South facing living room with a good sized formal dining area. Work from home in the main-floor office, then retreat to a primary suite with a dual-vanity ensuite. With 4 bedrooms and 3.5 baths total, there's room for everyone. The massive finished basement adds a wet bar and guest suite—perfect for extended family. Walk to Hawkwood schools, the Calgary Library, Melcor YMCA or enjoy being minutes from Crowfoot Centre's shopping, dining, and LRT. Move-in now and enjoy the wonderful summer ahead and be ready for the school year!