



**19 Hawkmount Heights NW  
Calgary, Alberta**

**MLS # A2298339**



**\$799,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,353 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Alarm System, Vacuum System with attachments

**\*\*OPEN HOUSE this SAT, Apr 4th at 2-4PM\*\*** Former show home in prestigious Nirvana Point Estates! Welcome to this impressive 4-level split home on a spacious corner lot in the sought-after community of Hawkwood, offering 3 bedrooms, 2.5 baths, and 2,353 sq ft of bright, well-designed living space. Step inside and be greeted by a dramatic 12'5" foyer with hardwood flooring extending throughout most of the main living area. A stunning skylight at the highest point and centre of the home floods the space with natural light, creating a bright and inviting atmosphere. To your right, the spacious 13'9" vaulted ceiling Living room offers an elegant space for relaxation and entertaining. The formal Dining room also features soaring vaulted ceilings, perfect for hosting memorable gatherings. The well-sized Breakfast nook flows seamlessly into the Sanidero Italian euro-style white Kitchen, complete with newer refrigerator, Bosch dishwasher, and corner pantry for ample storage. Walk down a few steps to the lower level, where the bright Family room is anchored by a cozy gas fireplace—ideal for family movie nights and casual entertaining. This level includes a versatile Den with built-in desk perfect for a home office, a Laundry room, powder room, and an oversized double attached garage. Step through the patio door to your sunny South-facing backyard—a private retreat with mature trees and landscaping on this generous 6,700 sq ft corner lot. Stairs from the backyard provide convenient access back to the Breakfast nook. On the upper level, the spacious and sunny Primary bedroom offers a peaceful retreat with a walk-in closet and 5-piece ensuite bath featuring double vanity, jetted tub, and separate shower. Two additional well-sized bedrooms share a 4-piece bath. The unfinished basement with 3 windows offers excellent potential for future development,

providing additional living space to suit your needs. Recent updates and premium features include a roof updated with durable Euroshield tile, furnace (still partially under warranty), water softener, air conditioning (under partial warranty), newer washer and dryer, and updated eavestroughs and garage door (3 years old). Located in the prestigious Nirvana Point Estates within Hawkwood, this home is within walking distance to schools and close to parks, shopping, transit, Nose Hill Park, and major routes including Crowchild Trail and Stoney Trail. This is a rare opportunity to own a meticulously maintained former show home in one of Calgary's most desirable Northwest communities!