



**206 Hawkside Mews NW
Calgary, Alberta**

MLS # A2304048



\$1,100,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,642 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

Elevated Family Living in a Beautifully Reimagined Home Welcome to a refined blend of comfort, style, and functionality, in the most exclusive community of Uplands in the sought after neighborhood of Hawkwood. This large bungalow is an exceptional family home designed for modern living and effortless entertaining. Thoughtfully renovated throughout, this residence offers a bright, open-concept layout with timeless finishes, soaring ceilings and an inviting atmosphere from the moment you step inside. The heart of the home is a stunning chef-inspired kitchen, featuring sleek cabinetry, designer backsplash, premium appliances, and an expansive island perfect for gathering with family and friends. Flowing seamlessly into the dining and living areas, the space is ideal for both everyday living and hosting, enhanced by large windows that flood the home with natural light. Additionally, you will find beautifully appointed bedrooms designed with comfort in mind, while the spa-like bathrooms showcase elegant finishes, dual vanities, and a glass-enclosed shower that brings a sense of everyday luxury. The main floor laundry and mud room offers a convenient touch just off the attached double garage. An elegant office completes the main floor. The fully developed lower level expands your living space with versatility, perfect for a media room, home gym, or children’s play area, tailored to meet the evolving needs of a growing family. This floor boasts a large family room with a beautiful fireplace as the centerpiece, a dry bar, two large bedrooms and two bathrooms. Every detail has been considered, from the modern lighting and refined materials, to the clean and contemporary aesthetic carried throughout the home. The result is a space that feels both sophisticated and welcoming. Situated in a desirable, family-friendly cul-de-sac, this home offers the perfect

balance of tranquility and convenience, close to parks, schools, and everyday amenities. A turnkey opportunity for those seeking elevated family living in a beautifully finished home.