



**32 Hawkmount Heights NW  
Calgary, Alberta**

**MLS # A2121969**



**\$1,378,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,086 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Street Lighting, Rectangular Lot, Views		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Open house: Saturday 1-3pm May 11 2024. Amazing home must be seen to be appreciated! Discover this extravagant, fully customized home in the heart of the community of Hawkwood. Rare opportunity to own a 4+1 bedrooms home with unobstructed mountain views in coveted Nirvana Point Estates. Large 3086 sq ft Morrison Homes offers very open concept with sunny two-story foyer, private den and formal dining room, setting the stage for refined living. Overlook the Rocky Mountains from your breakfast nook adjacent the deck and chef’s kitchen with island and warm cherry wood cabinets. Family room is a heaven of relaxation, featuring a see-through fireplace and panoramic views that seems to stretch to infinity. Main level boasts 9’ ceilings and a convenient guest bedroom with 3-pc bath. Upper floor hosts separate office/bonus room and three spacious bedrooms with inspiring views and all with private ensuite baths. Tiger wood flooring throughout the main and upper levels. Fully finished lower walkout features 9’ ceilings, spacious recreation room, summer kitchen and loads of storage all on warm heated-slab floors. Recent upgrade including a A/C (2022) and two Lennox furnaces (2021). Did I mention the worry-free high quality rubber roof? Meticulously maintained and updated home surrounded by mature landscaping and private fenced yard backing west to school ground and massive park. Easy access to all amenities, this is a once-in-a-lifetime opportunity to own a truly special home. So, what are you waiting for? Call today and make this dream home yours!