



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

160 Hawkcliff Way NW  
Calgary, Alberta

MLS # A2129207



**\$759,900**

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,192 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Street Lighting, Treed, Views		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Vinyl Plank
Roof:	Concrete
Basement:	Finished, Partial, Walk-Out To Grade
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Double Vanity, Kitchen Island, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

**Inclusions:** Treadmill in basement

**\*\*48hours Time clause in effect\*\*** Truly tremendous value of this WALK-OUT split level house with A SOUTH BACKYARD & MOUNTAIN VIEWS from the upper deck! Total finished space of over 2800sqft on a 6700sqft lot, this home offers 3+1 bedroom, 3 full bathrooms, double garage, clay roof and lots of built-ins! Main floor features vaulted ceiling with skylight, brand new LVP flooring through out living room, dinning room and kitchen. Updated kitchen with oak cabinetry, central island, walk-in closet, stainless steel appliances package, and direct access to the side deck. 3 good sized bedrooms and 2 full bathroom on the 2nd level with original oak hardwood floor. Both bathroom sink vanity has updated quartz counter tops. Brand new double vanity, LVP floor in master ensuite with a balcony to enjoy the COP & mountain views! Masonry ROCK FIREPLACE & CUSTOM BUILT CHERRY WALL-UNIT in lower family room(3rd level) with a walk-out door to a sunny SOUTH backyard. 4th bedroom (can be your home office) & a laundry room with a 3pcs washroom finishes this level. Lots of storage in the 4th level including additional exercise room(game room), under the stairs storage and a huge REC room with wet bar! Too much to describe you just have to come and see it!