



**531 Hawkside Mews NW  
Calgary, Alberta**

**MLS # A2129755**



**\$1,550,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,269 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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>	Brick, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** Tv's Tv Wall Mounts, Garage Heater, Speaker(mounted)

Welcome to your dream home in the heart of Hawkwood. Step inside, and you'll immediately sense the care and attention to detail that went into crafting this exceptional residence. Every aspect of this home speaks to its originality, a testament to the meticulous craftsmanship that brought it to life. Original hardwood floors grace the pristine interior, complemented by ceilings adorned with plasterwork, a rare touch that adds character and charm. Natural light floods the home through an abundance of windows, creating an inviting atmosphere where sunlight dances freely throughout, while also catching a glimpse of the stunning views of the city and rocky mountains surrounding this property. Entertaining is a delight in the dining room, with a concealed wet bar, perfect for hosting gatherings with friends and family. The spacious living room offers a cozy retreat, complete with a wood burning fireplace where you can unwind and enjoy your favourite shows. The kitchen is a chef's delight, featuring ample space to prepare meals for loved ones, granite counters and stainless appliances. A bright and airy dining nook beckons with the warmth of a large brick fireplace, a beautiful focal point that adds to the home's unique appeal. Built-in shelving and cabinetry provide both functionality and style, offering a perfect showcase for your artwork and collectibles. Retreat to the primary bedroom, a luxurious sanctuary boasting a gas fireplace, large windows, and a walk-in closet. The ensuite offers a dual vanity, bathtub, and walk-in shower, creating relaxing ambiance in your own home. Additional bedrooms and a bathroom on the main floor offer comfort and convenience, while an office and laundry/mud room off of the triple attached garage provide practicality for everyday living. Venture downstairs to the walk-out basement, where a spacious family room awaits, perfect for

entertaining or watching hockey nights in Canada. A game area made for friendly rounds of poker, while two more bedrooms and a large bathroom accommodate guests or family members with ease. Stay fit and active in the home gym, and take advantage of ample storage space to keep belongings organized. The living space seamlessly transitions from indoor to outdoor, with a deck accessible from the kitchen and a spacious backyard with a gate opening to the green space behind offering endless possibilities for relaxation and enjoyment. Don't miss the opportunity to make this one-of-a-kind property your own, where every detail has been thoughtfully designed to create a truly exceptional living experience.