



**331 Hawkstone Manor NW  
Calgary, Alberta**

**MLS # A2137021**



**\$479,888**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Cul-De-Sac, Lawn, No Neighbours Behind		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s)		

**Inclusions:** none

Nestled within the serene embrace of Hawkstone Manor, this charming end-unit townhouse stands as a beacon of comfort where manicured lawns and blossoming gardens greet your arrival. Step inside to discover a haven of warmth. The spacious layout unfolds effortlessly, offering ample room for both relaxation and entertainment. Natural light pours in through large windows, illuminating the inviting interior with a gentle glow. The heart of this home resides in its thoughtfully designed living spaces. A cozy living room with a gas fireplace beckons you to unwind, while a modern kitchen invites culinary adventures with its sleek appliances and ample counter space. Imagine gathering around the dining table with loved ones, sharing laughter and creating memories that will last a lifetime. Ascend the staircase to find three generously sized bedrooms, each offering a tranquil retreat from the hustle and bustle of everyday life. The master suite boasting a private sanctuary complete with a ensuite bathroom and ample walk-in closet space. Read to the fully developed basement for further entertainment and laundry/storage room. Outside, a single-car garage and carport provides convenient parking and storage, while a quaint patio offers the perfect spot for dining or simply soaking in the beauty of your surroundings. Here, residents enjoy access to on site amenities, Club house has bathrooms and small kitchen for hosting larger parties., tennis court, Lawn and Snow service. Near by parks, public and catholic schools and near by shopping centres Beacon Hill, Crowfoot Crossing are just minutes away. In Hawkstone Manor, every day is a celebration of the finer things in life &ndash; from the simple pleasures of a morning stroll through the neighborhood to the joy of coming home to a place that feels truly special. Welcome to your own piece of paradise. Welcome home.