



**144 Hawkwood Drive NW
Calgary, Alberta**

MLS # A2140109



\$869,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,306 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Lawn, Landscaped, Street Lighting, Native Plants, Yard Lights, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows

Inclusions: The shed in the backyard and three smart cameras that are located in the front, back and garage.

This stunning detached reverse bungalow is nestled in an amazing location with beautiful mountain views. This home boasts over 2,300 sqft of fully renovated living space, perfectly situated in the sought-after mature community of Hawkwood. Located close to shopping, parks, pathways, playgrounds, schools, transit and so much more this property is a must-see. In the heart of the home there lies a fully renovated kitchen, featuring sleek brand-new quartz waterfall countertops, an elegant kiln-fired white farmhouse sink, brand-new stainless steel LG ThinQ appliances(2024). The fully tiled backsplash and the modern black finishes add a touch of sophistication and complement the classic white cabinetry and luxury 8mm vinyl plank flooring. This level is flooded w/ natural light soaking through two large bay windows. Step onto the west balcony off the kitchen and marvel at breathtaking mountain views, perfect backdrop for enjoying your morning coffee or the evening with relaxing sunsets. Cozy up beside the original brick-facing wood-burning fireplace w/ a gas starter adding warmth and charm to the great room and providing the perfect backdrop to an elegant evening of dining. Retreat to an oversized primary bedroom, complete with an expansive closet, a private balcony overlooking the manicured backyard oasis. Indulge in luxury with a new lavish ensuite boasting 24x24 imported Italian tile, a double vanity, an oversized walk-in shower and a relaxing soaker tub surrounded by bay windows. Continued on the upper level, you have your Maytag frontload laundry(2023) w/ decorative backsplash and upper cabinets for storage. With the central vacuum system, your cleaning will be a breeze. This home continues with 2 generously sized bedrooms each beautifully renovated with cheater ensuites and generously sized closets and a 3rd bedroom / office w/ built-in storage, a

fantastic family room area w/ a cozy gas fireplace, a games room area and a dry bar (plumbed for wet bar) perfect for your enjoyment. From here you can access the private backyard paradise allowing for the endless potential of entertaining options. The oversized deck is surrounded by lush gardens and raised flower beds. You can find a shed tucked away in the corner of the yard, offering additional storage for all your outdoor essentials. Between the 2 balconies and additional deck you have over 600 sqft. in additional living space to continue enjoying your time at home, don't forget your double attached garage with built-in storage! So many modern upgrades such as the custom wood railing(2024). Recently upgraded w/ new vinyl windows(2023) Furnace with built-in humidity control and Gas Hot Water Tank recently replaced(2019) Water softener, Smart home thermostat w/ geofencing. This home is ready for you! Located less than a kilometre away from Crowfoot shopping, library, and YMCA, this home offers the perfect blend of convenience and tranquility. Don't miss your chance to own this impeccable property.