



**522 Hawkside Mews NW
Calgary, Alberta**

MLS # A2142736



\$769,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,549 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: NA

Thinking of downsizing? This lovely BUNGALOW in The Uplands of HAWKWOOD located in a QUIET CUL-DE-SAC and surrounded by estate homes, could be yours! This home has so much to offer as you step in, you will notice an open and bright floor plan with high vaulted ceilings in the main dining and living area. The main level offers 2 bedrooms and 2 bathrooms which include a spacious 3pc ensuite. Lots of large windows (most of which are new) allow for lots of natural light to flow into the home. Additional features include an RO System, WATER SOFTENER, 2 HOT WATER TANKS, AIR CONDITIONING along with a high efficiency furnace (11 years old). The roof was re-done 10 years ago and has a lifetime guarantee. The lower level is FULLY FINISHED equipped with an additional bedroom and bathroom and features a large rec room, a WINE ROOM and lots of storage !! The exterior showcases a beautiful backyard with a duradeck and lovely flower beds, perfect for a gardener! With your monthly HOA fee you will have access to the clubhouse which includes a swimming pool, meeting room, hot tub, tennis courts and much more!! The location is optimal with only a short distance to Stoney Trail, schools, walking paths, shopping and so much more. This home will not last long so book your showing before it's gone. ?