



**82 Hawkwood Boulevard NW  
Calgary, Alberta**

**MLS # A2142988**



**\$659,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This beautifully renovated 4-bedroom bi-level home combines modern style with practical design. Upon entry, you're greeted by a striking slate fountain in the foyer. The kitchen boasts high-quality stainless steel appliances and a granite and marble backsplash. The 4-season sunroom off the master bedroom offers stunning mountain views and features remote-controlled privacy and security blinds, creating a perfect spot for relaxation. The basement includes a spacious bedroom, full bathroom, and a rec room with a Murphy bed for added flexibility. A top-notch Bose sound system enhances entertainment in both the living room and master bedroom. The home is equipped with air conditioning and a Rinnai tankless water heater for added comfort. Custom shutters on the windows contribute to energy efficiency. Outside, you'll find low-maintenance fencing and decking, along with a spacious yard ideal for outdoor activities. Recent upgrades include a new furnace (2022), fence (2021), tankless water heater (2023), dishwasher (2023), and washer/dryer (2023). Nearby amenities include Hawkwood Elementary School, a convenience store with a gas station close by, and a church directly across the street to the north. Additionally, Maria Goretti Catholic School in Hawkwood offers another excellent elementary school option. This home is filled with modern amenities and stylish touches, ready for you to move in and enjoy a comfortable, high-quality living experience.