



**93 Hawkdale Circle NW
Calgary, Alberta**

MLS # A2145297



\$829,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,220 sq.ft.	Age:	1989 (35 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Central Vacuum, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: projection screen/projector/mounted speakers/power amplifier/subwoofer in rec room

Siding onto a park in the popular family community of Hawkwood is this fantastic two storey home, located on this quiet crescent with over 3100sqft of developed living space, total of 5 bedrooms, extensive hardwood & laminate floors, eat-in kitchen with granite counters & wonderful open views of the mountains & Canada Olympic Park. Available for quick possession, this fully finished home enjoys soaring vaulted ceilings, 4 full bathrooms, renovated basement & a host of improvements including roof, triple-pane windows & removal of the polyB. Perfect for both entertaining & family living, you'll love the open concept living/dining room with its West-facing bay window & vaulted ceilings, inviting family room with wood & gas-burning fireplace & built-in bookcases, & renovated in 2015, the beautifully upgraded kitchen has granite counters, loads of cabinet space & newer stainless steel appliances including the stove with double convection oven. Upstairs there are 3 lovely bedrooms & 2 full baths...highlighted by the oversized master with walk-in closet, built-in bookcases & jetted tub ensuite with tile floors & separate shower. The basement level - renovated in 2016, is beautifully finished with a big bedroom with walk-in closet, large bathroom with shower (with private access from the bedroom) & fantastic media/rec room with wet bar & projection screen. A bedroom & full bath with shower on the main floor is the ideal set-up for your in-laws, guests or nanny. Backyard is fully fenced & landscaped, complete with mature trees & new deck/railings (2022). Main floor laundry/mudroom with sink & built-cabinets. In addition to the new roof (2020) & windows (2015), other improvements & extras include low-flow/dual-flush toilets (2014-2016), workbench & cabinets in the garage, underground sprinklers, new motor on the furnace (2022), laminate floors (2022),

above grade interior paint (2024) & in 2020, the polyB was replaced with PEX. Hawkwood offers the best of both worlds; you get the charming, family-friendly feel of an established neighbourhood with the modern amenities of a newer, master-planned development. Crowfoot Crossing is less than a 10-minute drive, offering a wide range of services & restaurants, theatres, library, Melcor YMCA & shopping. Highly-desirable & peaceful location just minutes to both neighbourhood elementary schools & nearby junior/high schools, with easy access to University of Calgary, Foothills Medical Centre & downtown. Regardless of how much you spend on designing, renovating & decorating a house in a noisy area, you cannot buy tranquillity. However, if your house is located in a quiet area with convenient transportation & amenities for daily life, there is unlimited potential to achieve a peaceful & pastoral lifestyle, allowing you to live the life you desire. This house has the potential to make your dream life a reality!