



**315 Hawkland Circle NW  
Calgary, Alberta**

**MLS # A2147740**



**\$829,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,342 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Level, Street Lighting, Pie Shaped L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to Hawkwood! Step into luxury with this executive style 5-bedroom, 4-bathroom detached home, offering 3360 square feet of elegant living space. The hardwood flooring and high, vaulted ceilings welcome you into a home designed for both comfort and sophistication. Imagine cozy evenings in front of the fireplace and mornings basking in sunlight through expansive windows. The heart of the home, with its perfect open floor plan, is ideal for entertaining and family gatherings. You'll love the loft overlooking the living area, adding an airy dimension to the space. Each bedroom is a serene retreat, especially the primary with its generous walk in closet and 4 pc ensuite. Attention to detail is evident in the beautiful wood finishing throughout the home. The fully finished basement provides additional space for leisure and hobbies with the 5th bedroom and 3 pc bath. The large corner lot gives you abundant outdoor space with a beautiful patio. Located in one of Calgary's most established and desirable communities, you will have convenient access to all levels of schools, major routes, shopping, recreational activities and more. Don't miss the opportunity to own this stunning property with a spacious floor plan and luxurious finishes. Contact us for a showing and make this prestigious home yours!