



**226 Hawkside Mews NW  
Calgary, Alberta**

**MLS # A2148025**



**\$799,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed,		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Underground		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Wow, rare opportunity! Take a look at this sprawling bungalow in the highly sought-after community of "The Uplands" in Hawkwood, NW Calgary! This is a 4 bedroom + den, 3 bathroom bungalow, on a large pie-shaped lot in a quiet cul-de-sac, that boasts nearly 3,200 square feet of fully developed living space! Noteworthy updates/upgrades here include: newer vinyl windows (approx. 2018), newer furnace (approx. 2009), in-ground irrigation system, water softener system, granite countertops, soaring vaulted ceilings, wood-burning fireplace (with gas ignite), laundry room on the main floor (with sink and cabinetry) + additional laundry room on the lower level, wet bar in the recreation room, some newer flooring (hardwood, tile, laminate), some newer appliances (refrigerator with water/ice, dryer), and some newer lighting! This home has a double attached garage (drywalled/insulated/painted) and a XL-size front driveway for additional parking! The sunny, private, NW-facing backyard offers a large composite deck with glass railings (half of which is covered), a gas BBQ hookup, and a small shed. This property is NOT A CONDO, but there is a monthly HOA fee of \$110.00 for The Uplands amenities (including access to the recreation centre with a pool, hot tub, sauna, gym, recreation room, squash/racquetball/tennis courts, meeting room, playgrounds, and much more!). Don't miss out, call today!