



**16 Hawktree Close NW  
Calgary, Alberta**

**MLS # A2148857**



**\$754,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,809 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Exquisite major renovation on a quiet street in the community of Hawkwood! No expenses were spared in transforming this 4 bedroom / 3 bathroom residence (main floor bedroom currently serving as an office). Updates are comprehensive: Brand new stainless appliances including new washer/dryer. All new flooring on main living areas, bedrooms, upper floor, bathrooms, & laundry room. New custom cabinetry in kitchen including a newly added island, New cabinetry in main entrance & bathrooms. New Luxury Quartz countertops throughout including quartz backsplash in kitchen and matching quartz surrounding the fireplace. All new lighting including some new pot lights added, removal of popcorn ceiling and addition of smooth flat painted ceilings. New base boards, casings, new interiors doors, handles, & hinges. New Decora plugs, light switches, updated plumbing lines - no more Poly B! Roof shingles have also been replaced in recent years. Bathrooms feature all new fixtures including the primary ensuite boasting a newly constructed custom shower with marble flooring and floating glass doors. Other notable features include 16ft vaulted ceilings in dining and living room area, large sunny west backing yard, attached double car garage and more! Great location close to all amenities, nearby schools include Hawkwood School, St. Maria Goretti School, Crowfoot shopping, close to Costco & other amenities including transportation. Vacant with immediate possession available.