



272 Hawkcliff Way NW  
Calgary, Alberta

MLS # A2152280



**\$635,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Central, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to one of Hawkwoods best kept secrets. This 4 bed 2 bath 1900+ sqft developed space home with vaulted ceilings and wood burning fireplace with schools and shopping nearby is the perfect family home. Enter the front door and find an incredible open space living and dining room with a bonus loft over looking it all. You'll have the whole top floor as the owner suite for a place to retreat to at the end of the day. The kids will still be close by yet tucked away at the back of the home away from the hustle of the main space. If you need them to be quiet while still having fun, then not to worry as the basement is fully developed with a great rec room space. Have company over, the extra basement bedroom will be perfect for them to have their own spot to relax. Out to the back yard you'll find a huge space to play or relax compete with an over sized single car garage that's the perfect space for the toys yet big enough for a full sized truck. The neighborhood is the quintessential family community with lots of kids and always something to keep them active and entertained. Book a showing with your favorite realtor before it's gone!