



**127 Hawkview Manor Circle NW
Calgary, Alberta**

MLS # A2152568



\$750,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	1985 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings		

Inclusions: TV mount x2, shelving in garage and furnace room, armoire in bsmt bedroom, Ring camera

Experience the ideal blend of comfort and serenity in this beautifully appointed 3-bedroom plus 1 home, nestled in the tranquil and sought-after neighborhood of Hawkwood. The heart of the home features open-concept living throughout. A large entrance opens up into a sunken living room flooded with natural light and a beautiful dining area, perfect for both everyday living and entertaining. Enjoy the view of the private backyard from the kitchen, breakfast nook and second family room. The kitchen has tons of cabinets, storage options, an island and direct access to the backyard. An intimate second sunken family room has a brick faced fireplace for cozy moments. For those that need a private office this is for you! Tucked away from the rest of the home you’ll find this private office or music room. This residence also offers three generously sized bedrooms, each thoughtfully designed to provide a peaceful retreat with ample natural light, great storage in each bedroom. The primary is large and well appointed with an ensuite with separate bath and shower. The finished basement, is a versatile space that expands your living options with 9 foot ceilings, a large bedroom, wet bar, 4 piece bathroom, a cozy home theater, a playroom for the kids, and still room for an additional home office space. Outside, the quiet location ensures a serene environment - massive trees line this home providing a wall of privacy allowing you a tranquil setting. Roof has been recently serviced by Shake Pro and 2 new hot water tanks were installed this summer. This home offers a perfect sanctuary from the hustle and bustle of daily life, providing a haven where you can truly unwind and make cherished memories.