



**28 Hawkmount Close NW
Calgary, Alberta**

MLS # A2155793



\$774,800

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage		

Inclusions: Shed and t.v. mounts

OPEN HOUSE SAT AUG 17th between 3 - 5 P.M ... Located on a gorgeous lot with a BIG BACKYARD....just steps from a BEAUTIFUL PARK...is a MOVE-IN-READY 2 Story Home with 2 LIVING ROOMS | 2 DINING AREAS | DESIGNER KITCHEN | 4 BEDROOMS | 3.5 BATHROOMS including a LAVISH ENSUITE WITH JETTED TUB AND SHOWER | BASEMENT KITCHEN w/Plumbing | EXCELLENT STORAGE + DOUBLE ATTACHED GARAGE | Ideally situated in the quiet and safe community of Hawkwood just down the street from a playground and a bus stop plus within walking distance to schools. This home is the perfect retreat for any busy family with a ton of space to grow and wonderful updates that include renovated kitchens and bathrooms! Great curb appeal with mature landscaping welcomes you home. Gleaming Laminate floors and an abundance of natural light grace the formal living room and continue into the dining room, perfect for entertaining. Beautifully updated in a European style, the kitchen is both luxurious and functional featuring stainless steel appliances, high-gloss cabinetry, granite countertops, a walk-in pantry for extra storage and a centre island offering a significant amount of extra prep space. The bayed breakfast nook leads out to the back deck promoting a seamless indoor/outdoor lifestyle. Gather in the family room around the charming fireplace nestled in a stone feature wall for engaging conversations and relaxing downtime. Completing this level is a handy powder room, mud room and laundry room. The primary bedroom on the upper level is a retreat with a renovated ensuite that includes double vanities, a jetted soaker tub and a shower for ultimate luxury! 2 more big bedrooms and another updated bathroom are also on this level. SAY GOODBYE TO POLY-b, as it has all been removed and replaced with pex. Basement is fully permitted!! Enjoy

summer barbeques and lazy weekends unwinding on the expansive rear deck while kids and pets play in the large landscaped yard. Spacious enough for a pool, playpark, trampoline...large garden...maybe a greenhouse? Great yard space!...Phenomenally located close to everything - schools, the extensive pathway system, numerous parks, an ice rink, Hawkcliff Ravine, amenities and grocery stores, YMCA and LRT Station at Crowfoot Village + much more!...Don't let another good one slip away. Call your agent and book an appointment today!