



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**86 Hawkdale Circle NW
Calgary, Alberta**

MLS # A2165095



\$945,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,862 sq.ft.	Age:	1989 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Underground		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Smart Home		

Inclusions: N/A

Beautifully maintained walkout bungalow, custom-built by Janssen Homes, boasting over 3500sqft of living space and located on a quiet street across from a park. The main floor is warm & bright with lots of natural light and features a sunken living room with vaulted ceilings, spacious formal dining room with bay windows, cozy family room with built-in wall unit, hardwood floors & gas fireplace and a huge kitchen with lots of cabinet & counter space that leads into the breakfast nook with wraparound windows. Also on this level is the master bedroom with a double-wide tiled shower & big walk-in closet, another bedroom adjacent to the main 4pc bathroom, mudroom with laundry and access to your maintenance free wrap-around west facing sunroom. The fully finished walkout basement consists of two more bedrooms, full bathroom, office/5th bedroom and a huge TV/recreation/games room with corner eat-up bar. West backyard with RV parking & covered patio complete this fabulous home in the desirable community of Hawkwood which offers lots of green space with great pathways & playgrounds, amazing schools and easy access to shopping, transit & all major routes. Located just minutes from the YMCA, Public Library, Foothills Hospital, University of Calgary, Costco, Superstore & Crowfoot Shopping Centre with all its amenities, restaurants & shopping! List of all the upgrades & highlights of this home can be found in Supplements but here's the major ones: Roof, Furnace, Hot Water Tank, Air Conditioner, Solar Panels, Windows, Garage Door, Irrigation System and the list goes on!!