



GRASSROOTS
REALTY GROUP

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215 Hawkstone Close NW
Calgary, Alberta

MLS # A2175210



\$719,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,155 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Jetted Tub, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming 2 Storey Split Home in the sought-after Hawkwood community. This well-appointed home features 4 Bedrooms, 2.5 Bathrooms, and 2,155 sq. ft. of living space, perfect for a Family Home for you. | Newly Painted | New 20" x 24" Tile in Kitchen and Foyer | Sunny East Front Exposure | Brand New Quartz Countertops in the Kitchen and Bathrooms | Insulated Double Attached Garage | No Poly B | Upon entry, you'll be greeted by a soaring vaulted ceiling that reaches 15'4" and Gleaming Hardwood flooring in the Living and Dining rooms. The East-facing Living room boasts a large window that fills the space with natural light and flows seamlessly into the Dining room. The spacious Kitchen is equipped with stainless steel appliances, a center island with Quartz countertops, ample cabinet storage, and a large eating Nook with a bay window that overlooks the lovely views of the Backyard. The inviting Family room, also with hardwood flooring, features a built-in bookcase and a wood-burning fireplace. This level includes a Bedroom with a walk-in closet, which can easily serve as a home office or guest bedroom. Upstairs, you'll find three additional bedrooms, including a generously sized Master Suite that boasts a 4 pc Ensuite with a jetted tub and Quartz countertops, along with a walk-in closet with organizers. The other two Bedrooms are spacious and share a 4 piece Main Bathroom featuring Quartz counters and a linen closet. The unfinished Basement presents endless opportunities for customization. Step outside to enjoy the landscaped Backyard, which faces West for plenty of sunshine. This home also includes an insulated Double Attached Garage. Conveniently located near Hawkwood School, St. Maria Goretti, Robert Thirsk High School, Crowfoot Crossing, the Crowfoot C-train

station, parks, and playgrounds.