



**119 Hawkhill Court NW
Calgary, Alberta**

MLS # A2179319



\$739,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,728 sq.ft.	Age:	1985 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Underground Sprinklers, Wedge Shaped Lot, Treed		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings		

Inclusions: Hot Tub is working/as is, metal pergola, 3x sheds, all stainless steel appliances in kitchen, washer, dryer

*Open House Saturday November 23rd and Sunday November 24th 1-3pm **Prime Location Meets Comfort and Style!** Nestled on a large pie-shaped lot with a sprawling backyard, this stunning home is situated in a peaceful cul-de-sac. Just steps from your front door, you'll discover scenic walking paths, a ravine, and incredible community amenities including a zip line, pickleball courts, an outdoor rink, BBQ pit, and schools. The serene neighborhood offers a tranquil retreat, while its unbeatable location provides quick access to the mountains, Crowchild Trail, Stoney Trail, and downtown. Step inside and be welcomed by soaring cathedral ceilings that open into a bright and spacious living and dining area. The kitchen boasts sleek stainless steel appliances, a large window overlooking the backyard, and a cozy breakfast nook. A few steps down, the family room becomes your personal haven, featuring a wood-burning fireplace with a gas cheater valve. Unwind in the adjacent hot tub and enjoy the ultimate relaxation. The main floor is complete with a bedroom/office, powder room, and convenient laundry. Upstairs, you'll find three generously sized bedrooms, including a primary suite with an ensuite, plus an additional full bathroom—perfect for family living. The basement offers a large recreation room and plenty of storage space. Imagine spending warm evenings tending to your raised garden beds while the kids make the most of the expansive backyard. With space, charm, and amenities galore, this home is truly a rare find. Don't miss the chance to make it yours!