



**107 Hawkmount Close NW
Calgary, Alberta**

MLS # A2182103



\$819,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Street Lighting, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Storage

Inclusions: Storage shed, water softener in "as is condition", garburater

Welcome to this stunning 2-story, fully finished walkout home featuring 4 spacious bedrooms, nestled on a quiet cul-de-sac backing onto a park, in the sought-after community of Hawkwood. Upon entering, you'll be greeted by an expansive foyer that flows into a formal living room, complete with a bay window and vaulted ceilings, as well as an elegant dining room—perfect for entertaining. Unique architectural angles add character throughout the home, while rich hardwood floors elevate the main level's ambiance. The kitchen features timeless oak cabinetry, wooden blinds, granite countertops, reverse osmosis water filtration unit, new stainless-steel fridge, a new hood fan and range complemented by a sunlit eating nook with large windows and access to a spacious South deck with sleek glass railings. Relax in the family room that opens to the kitchen ideal for family gatherings, highlighted by a gas fireplace with built-in wall units. The main floor laundry is adjacent to a convenient powder room. New neutral carpets throughout upstairs lead to the master bedroom a private retreat, featuring a luxurious 5-piece ensuite, relax in your soaker tub with jets, newer shower and an expansive vanity with granite countertops. Two additional well-sized bedrooms, both with ample closet space and mountain views. The sought-after walkout basement boasts new blinds on the numerous windows. The walk-out offers a versatile layout including a bright flex room with a cedar closet (it could be utilized as a guest bedroom, den or gym to suit your family's needs), a three-piece bathroom, large entertainment games room (a perfect place for a pool table) and includes a full-size stand up freezer. Enjoy the cozy area next to the gas fire place to watch TV and movies. Step outside to the South-facing backyard patio backing onto a playground, surrounded by mature trees for added

privacy .You have a spectacular view to the park not looking onto other homes. The attached double garage has a newer upgraded metal garage door and plenty of room for storage. You will appreciate the peaceful yet connected lifestyle Hawkwood offers, with many playgrounds, off leash park, walking distance to nearby schools, good bus transportation and minutes to Crowfoot Shopping Centers restaurants(including Cactus Club), Starbucks, movie theatres, CO-OP, Public Library, YMCA, Beacon Hill Superstore and easy access to major roadways including John Laurie Blvd, Crowchild and Sarcee Trail. This home combines space, style, and an unbeatable location.