



**509 Hawkstone Drive NW
Calgary, Alberta**

MLS # A2195942



\$674,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: N/A

* PRICE REDUCED * Very good location and very well kept, welcome to updated 2 story family home in popular neighborhood of Hawkwood. It features updated water pipes (no Poly B), laminated flooring through the main floor, some newer windows, bay window in the living room, quartz counter tops in the bathrooms, wood spindle railings on the stairs, and warm south backyard. Upper floor with 3 bedrooms, large south facing master bedroom with view, ensuite with jetted tub and separated shower, large kids bedrooms, and laminated floor in the hall way. Main floor with bright and cozy living room, formal dining area, spacious kitchen and breakfast nook, large sunny deck, family room with built in cabinets and wood burning fireplace. It has large south back yard, with RV parking, fully fenced and nicely landscaped. It closes to playground, schools, YMCA, library, restaurants and shopping, and easy access to major roads. ** 509 Hawkstone Drive NW **