



GRASSROOTS
REALTY GROUP

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456 Hawkhill Place NW
Calgary, Alberta

MLS # A2207830



\$675,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,686 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Level, Standard Shaped Lot		

Heating: Baseboard, Electric, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Nest, Children's Play Structure, Fire Pit, Wall Mount in Basement

Welcome to A NEW PRICE for this functional 4-Level Split that has been lovingly maintained just steps away from the new Hawkwood Community Park. With 3 bedrooms up, this house is perfect for your growing kids and has plenty of space for the parents in the primary bedroom with its own double closet and ensuite. Downstairs there is a formal dining room and a living room that faces South so you can entertain your guests with plenty of daylight. The kitchen has newer appliances and an eat-in area for the family to gather for daily meals. Just down a few steps, you will find the family room with a brick wood fireplace and sliding doors to your patio and your inviting backyard. Also on this level, you will find a cozy office for your work from home or doing homework for school. Down to the basement, you will find a large rec room that is ideal for the kids to run around in, or you can easily convert into a media room or a home gym. The large utility room is great for your laundry and even a workshop area to get things fixed or built. The crawl space is fantastic for all of your storage needs and even comes with all of the metal shelves. The windows have been replaced and there is even a sprinkler system. The double attached garage and the quiet cul-de-sac make this the ideal location for your family. Just walk across the street to enjoy the year-round outdoor community hub where you can meet neighbours and be active. You can enjoy the zipline, pickleball & tennis courts, ice rink, barbeque spaces, soccer fields and baseball diamond. Call your favourite REALTOR® to schedule a viewing as it won't last long at this price.