



GRASSROOTS
REALTY GROUP

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**355 Hawktree Circle NW
Calgary, Alberta**

MLS # A2210058



\$829,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,147 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

PRIDE OF OWNERSHIP IN THIS 2100+ SQFT 2-STOREY WALKOUT HOME IN FRONT OF PATHWAY IN MATURE HAWKWOOD! Tucked away in the mature and sought-after community of Hawkwood, this expansive 2-storey home offers an incredible & rare opportunity to OWN in a WELL-ESTABLISHED neighborhood, directly across from a scenic pathway! With over 3,000 SQFT of developed living space, a fully finished walkout basement, and essential upgrades like a new Furnace, Hot Water Tank and Air-Conditioning Unit installed in 2022, this home is truly move-in-ready! Step inside and you'll feel the pride of ownership throughout this beautifully maintained home. The main floor features vinyl plank flooring throughout as you step into a warm & inviting formal living room. Further in is your spacious formal dining area, and a cozy family room with fireplace—a perfect spot to unwind on chilly evenings. The well-appointed kitchen offers full height cabinetry, granite countertops, & plenty of counter space with the kitchen island while the charming breakfast nook provides the perfect setting for casual meals. The kitchen doors lead out to an elevated deck, where you can sip your morning coffee while enjoying the peaceful private treed backyard. Up the grand staircase, you'll find your master bedroom complete with a walk-in closet & a 4PC ensuite with a walk-in shower & soaking tub. The upper level also hosts 3 additional generously sized bedrooms, and a 3PC bath to share giving you lots of versatility & space for the whole family! Many of the windows have been replaced on this level, ensuring added energy efficiency and a fresh, updated look. The fully developed walkout basement is a standout feature, offering a large recreation space, an additional 3PC bathroom, an additional 5th bedroom and a wet bar area that can be easily

converted into a basement suite (illegal) or mother-in-law suite (illegal). Whether used as an entertainment space, home office, or a home gym, this level adds incredible flexibility to the home! Outside, the spacious fully fenced-in backyard offers privacy and ample outdoor space for furry friends or entertaining. The walkout patio and upper deck provide multiple outdoor spaces to relax and enjoy the peaceful surroundings. With a double-attached garage, the convenience of never having to clean off your car in the morning is at your doorstep! Located in one of NW Calgary's best communities, this home sits directly across from a walking path and offers quick access to parks including nearby Nose Hill. Schools like Tom Baines School, Hawkwood School & St. Maria Goetti School are all just a few minutes away, plus access to plenty of shopping & amenities is possible through several major roadways like Sarcee Trail, John Laurie Blvd, Shaganappi Trail, & Crowchild Trail. Jumping in the car: Downtown is a 24 min drive (16.8KM), Airport is a 18 min drive (13KM), & Banff is a 1hr 15 min drive (123KM).