



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**116 Hawkstone Close NW**  
**Calgary, Alberta**

**MLS # A2211989**



**\$998,500**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,261 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** All Window Coverings, All Light Fixtures, Treehouse, Built in Cedar Garden Boxes, Garage Workbench & Shelving, Basement Appliances: Refrigerator, Stove, Washer/Dryer

**OPEN HOUSE** - Saturday April 19th 1-4pm & Sunday April 20th 1-4pm! \*Be sure to watch the full cinematic home tour\* A rare opportunity to find a home that perfectly blends style, design, location, and value. This renovated family home, situated on a corner lot in the desirable community of Hawkwood, is truly ideal. With light-filled spaces, natural textures, and a relaxed coastal vibe, it exudes that effortless beach house aesthetic. Inside this 2,260 sq. ft. home, with an additional 1,330 sq. ft. in the finished basement, you'll find 5 bedrooms and 3.5 bathrooms. On the main floor, vaulted ceilings fill the home with light, complemented by a large custom kitchen featuring a green zellige tile backsplash, a sunken family room with decorative beams, a tiled bench, and a wood-burning fireplace. An office, a stylish half bath, laundry, and a functional mudroom off the double-car garage complete the space. The upper level features 3 bedrooms, with the primary bedroom offering a generous space and a stunning 5-piece ensuite, complete with a large soaker tub and a glass-enclosed shower. Head down to the lower level and find the cutest renovated illegal suite, complete with a full kitchen and a private entrance off the backyard. This space includes 1 bedroom, living area, a 4-piece bathroom, and a dedicated laundry space. This home is move-in ready, dressed to impress, with 2 new furnaces and hot water tanks. Situated on a beautiful west-facing corner lot, it features mature trees, RV parking, lovely decks and patios, and even an adorable treehouse. It's just steps from parks and schools, close to Crowfoot Crossing and the LRT, with easy access to main roadways.