



GRASSROOTS
REALTY GROUP

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363 Hawktree Circle NW
Calgary, Alberta

MLS # A2213039



\$868,800

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Step into this beautifully cared-for home in the desirable community of Hawkwood. Tucked away on a quiet street, this property combines a generous layout with timeless charm. From the moment you enter, you're welcomed by a bright foyer that opens into a sunlit living and dining space with soaring vaulted ceilings. The kitchen is both functional and stylish, featuring black appliances, quartz countertops, plenty of cabinetry, and a bright window above the sink. The adjoining breakfast nook is surrounded by windows and opens onto a private west-facing deck—ideal for summer dining or weekend grilling. Convenience is key with a large mudroom off the oversized double attached garage, complete with extra storage and main-floor laundry. A guest-friendly half bath wraps up the main level. Upstairs, the spacious primary suite includes a walk-in closet and a serene ensuite with a soaker tub and separate shower. Two more roomy bedrooms and another full bath provide ample space for the whole family. The fully finished (illegal suite) walkout basement is perfect for renting with two bed and bath with separate laundry and separate entrance, featuring a large rec room with a cozy fireplace. With direct access to the backyard, you can easily transition to the outdoors, where mature trees create a peaceful and private retreat. Located close to schools, parks, shopping, and other amenities, this home offers the perfect blend of comfort, space, and location. Don't miss your chance—check out the 3D tour and book your private viewing today!