



THE
A-TEAM

**RE/MAX
FIRST**

7 HAWKSLEY Crescent, Calgary T3G 3B9

MLS®#: **A2120634**

Area: **Hawkwood**

Listing Date: **04/05/24**

List Price: **\$738,880**

Status: **Active**

County: **Calgary**

Change: **-\$8, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **6,932 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,016**

Low Sqft:

Ttl Sqft: **2,016**

DOM

44

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Irregular Lot,Landscaped**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **No Animal Home,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 15`9"
Dining Room	Main	8`0" x 11`4"
Bedroom - Primary	Second	11`4" x 16`10"
Bedroom	Second	9`8" x 10`11"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	11`10" x 15`9"
Kitchen	Main	16`0" x 11`4"
Bedroom	Second	11`4" x 11`8"
Bedroom	Second	9`7" x 13`0"
4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-C1

Legal Desc:

8110451

Remarks

Pub Rmks:

LOCATION! Hawkwood NW! Enjoy the many benefits of this awesome COMMUNITY in this gorgeous, bright home. Beautiful 2 Storey Single house with double attached garage located on a quiet street! Well maintain with the same owner for over 27 years and it is time for the next buyer to enjoy this home! Rare to find a 4 bedroom (all upstairs) house which has over 2000 sqft+ with West Facing backyard! The lot size is huge (almost 7000 sq.ft) and it has a long driveway. .On the main floor, you will find a spacious Family Room, Living room, Kitchen, Dining room, Laundry mud room & a 2 pcs bathroom. Upper level there are a master bedroom with an en-suite & a walk-in closet, 3 cozy bedroom and a 4 pieces bathroom as well. Fresh paint throughout the entire house 2023, lots of pot lights installed on the second floor in 2023. Deck Maintenance in 2019. Roof is 11 years old. Samsung SS dishwasher (2022). Fully fenced backyard has a huge deck. Unfinished basement has couple windows ideal for future development. Close to Schools, Crowfoot Shopping Center & C-train station, YMCA. Forgot to mention Tom Baines Junior High School and Robert Thirsk High school! Easy to access major road like Stoney Trail, Country Hills Blvd, John Laurie Blvd. & Crowchild Trail. Don't miss this gem and call today!

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









