



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**249 HAWKSTONE Drive, Calgary T3G 3S4**

MLS® #: **A2132587**

Area: **Hawkwood**

Listing Date: **05/21/24**

List Price: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**  
Lot Information  
Lot Sz Ar: **5,887 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,149**  
Low Sqft:  
Ttl Sqft: **1,149**

DOM

**34**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:  
Lot Feat: **Greenbelt,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **French Door,High Ceilings,Pantry,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`11" x 15`5"
Dining Room	Main	6`4" x 11`3"
Bedroom - Primary	Upper	18`0" x 11`7"
Bedroom	Upper	12`10" x 8`3"
4pc Bathroom	Upper	8`6" x 4`10"
Bedroom	Basement	14`1" x 9`11"
Bedroom	Basement	12`8" x 7`5"
Furnace/Utility Room	Basement	6`11" x 14`1"

Room	Level	Dimensions
Kitchen	Main	9`0" x 14`6"
Pantry	Main	3`8" x 3`8"
3pc Ensuite bath	Upper	6`8" x 5`5"
Bedroom	Upper	12`7" x 8`3"
Family Room	Basement	14`7" x 15`5"
3pc Bathroom	Basement	9`9" x 8`2"
Living Room	Basement	20`6" x 14`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9012422**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**This property is truly exceptional! It boasts a secluded south-facing backyard next to a serene green space, ensuring privacy without neighbors on one side. The spacious lot offers ample room for customization, with the possibility of adding numerous trees to tailor it to your liking. Within a short 15-minute stroll, you can reach Starbucks or Superstore, while Crowfoot LRT and excellent shopping destinations are just a 5-minute drive away. Alternatively, you can conveniently walk to the transit stop in just 1 minute! Both public and Catholic schools are within easy walking distance as well. This 5-bedroom, 3-bathroom, 4-level split home features high vaulted ceilings in the kitchen, living area, and master bedroom. The generously sized kitchen and dining areas are perfect for hosting gatherings. Upstairs, you'll find 3 bedrooms, including the master with its own 3-piece ensuite. The third level is a standout, boasting a spacious and bright family room adorned with south-facing windows, a cozy gas fireplace, a fourth bedroom, a 3-piece bath, and convenient laundry facilities. The lower level offers even more versatility with an additional recreation/games room and a fifth bedroom, which could easily double as a dedicated home office for remote work. If you're seeking a fantastic location within a community brimming with amenities and schools, look no further—this property has it all!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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









