



THE
A-TEAM

**RE/MAX
FIRST**

163 HAWKCLIFF Way, Calgary T3G 2S6

MLS®#: **A2142082**

Area: **Hawkwood**

Listing Date: **06/27/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1983**

Finished Floor Area

Abv Sqft: **1,728**

Low Sqft:

Ttl Sqft: **1,728**

Lot Information

Lot Sz Ar: **5,489 sqft**

Lot Shape:

DOM

7

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Freezer,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Jetted Tub,See Remarks,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------|--------------|-----------------------|--------------------------|--------------|----------------------|
| Living Room | Main | 17`0" x 12`1" | Dining Room | Main | 11`10" x 8`4" |
| Kitchen | Main | 10`11" x 10`4" | Breakfast Nook | Main | 11`4" x 7`3" |
| Family Room | Main | 17`1" x 11`4" | Laundry | Main | 8`11" x 7`10" |
| Entrance | Main | 6`10" x 5`5" | Bedroom - Primary | Upper | 13`7" x 10`7" |
| Bedroom | Upper | 12`11" x 9`5" | Bedroom | Upper | 12`11" x 9`5" |

Family Room
Storage
4pc Bathroom

Lower
Lower
Upper

19`8" x 11`3"
17`6" x 15`2"
7`8" x 6`0"

Game Room
4pc Ensuite bath
2pc Bathroom

Lower
Upper
Main

19`6" x 17`0"
11`3" x 8`3"
7`5" x 3`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8310287

Remarks

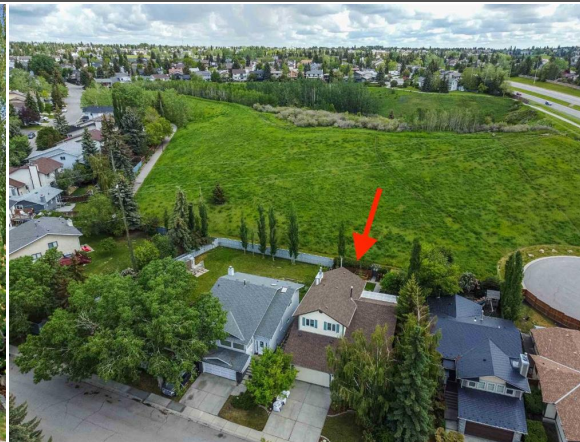
Pub Rmks:

Imagine a stunning home, nestled in a serene and private neighbourhood, boasting a lush, natural reserve as its backyard. The homes exterior is warm and inviting, with a blend of earthy tones and numerous windows allowing for an abundance of natural light. The property is landscaped with lush greenery and perennials, providing a sense of seclusion and tranquility. Upon entering the home, you are immediately greeted by a spacious and welcoming front entrance. To the right of the entrance is the living room with a soaring vaulted ceiling that creates a sense of grandeur. The room offers comfortable seating options, perfect for entertaining guests. Adjacent to the living room is a formal dining room, perfect for hosting dinner parties or family gatherings. The kitchen has been thoughtfully updated with sleek cabinetry and modern appliances. The breakfast nook provides a cozy spot for casual meals, while sliding glass doors lead to a covered deck that offers stunning views of the "oasis like" back yard and natural reserve. The spacious main floor family room is complete with built-in cabinets, feature-wall panelling and a cozy gas fireplace. Rounding out the main floor is the laundry area and 2-piece powder room. On the upper level there are three spacious bedrooms, each with plush carpeting and ample closet space. The primary suite boasts a walk-in closet along with an ensuite, complete with an air jetted tub and separate shower. The remaining two bedrooms share a conveniently located 4-piece bathroom. The lower level has been developed, offering even more space for entertaining or relaxation. A media/games room provides endless entertainment options, while the family room offers a space to relax or use as a home office. There are numerous storage areas throughout the home to ensure clutter is kept to a minimum. Over the years, numerous updates have been made to keep this home looking its best. From flooring to fixtures and appliances, every detail has been carefully considered to create a comfortable and stylish living space. In conclusion, this home offers plenty of space for families to grow and thrive, both in style and comfort. With its stunning surroundings, thoughtful design elements, and numerous updates throughout the years, it's easy to see why this home has been cherished by the same family since it was new. Whether you are relaxing in the family room or enjoying dinner with family and friends in the formal dining area, you're sure to feel right at home in this beautiful property.

Inclusions:
Property Listed By:

Garage door opener c/w 1 control
Real Estate Professionals Inc.

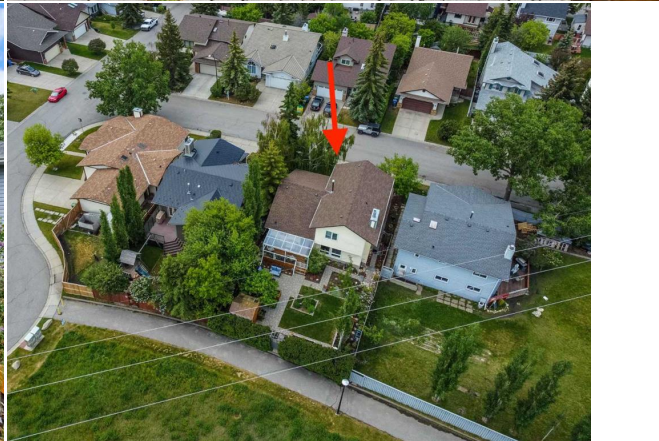
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













| Ceiling Height (Main Level): | | 13'3" / 8'0" | | Home Type: | | Detached | |
|------------------------------|----------------|----------------------|-----------------|----------------------------|---------|---------------------------------|--------|
| FLOOR TOTALS | | SQ. FT. / SQ. METERS | | SQ. FT. / SQ. METERS | | SQ. FT. / SQ. METERS | |
| Main Level: | 1013 | / | 94.11 | Total Square Feet (RMS): | 1728.00 | / | 160.54 |
| Second Level: | 715 | / | 66.43 | Additional Square Feet: | 1087.00 | / | 96.41 |
| Basement: | 1087 | / | 96.36 | Total w/Additional Sq. Ft. | 2765.00 | / | 256.88 |
| Additions: | | / | 0.00 | | | / | |
| ROOM DIMS | | FEET | | Level | | Room dimensions are approximate | |
| Living Room: | 17'0" x 12'1" | M | Deck/Patio: | 18'9" x 10'4" | M | | |
| Kitchen: | 10'11" x 10'4" | M | Garage: | 25'0" x 20'1" | B | | |
| Breakfast Nook: | 11'4" x 7'3" | M | Utility: | 10'11" x 7'10" | B | | |
| Dining Room: | 11'10" x 8'4" | M | Foyer: | 6'10" x 5'5" | M | | |
| Den/Office: | 19'8" x 11'3" | B | Walk In Closet: | 4'7" x 4'3" | U | | |
| Home Room: | x | | Walk In Closet: | 6'2" x 4'11" | U | | |
| Family Rm-Main: | 17'1" x 11'4" | M | Storage Room: | 9'11" x 12' | B | | |
| Family Rm-Lower: | 19'0" x 17'0" | B | Storage Room: | 17'0" x 15'2" | B | | |
| Laundry: | 8'11" x 7'10" | M | Storage Room: | 6'2" x 5'4" | B | | |
| BEDROOM DIMS | | FEET | | Level | | Room dimensions are approximate | |
| Primary Bedroom: | 13'7" x 10'7" | U | Bedroom Four: | x | | | |
| Bedroom Two: | 12'11" x 9'5" | U | Bedroom Five: | x | | | |
| Bedroom Three: | 12'11" x 9'5" | U | Bedroom Six: | x | | | |
| BATHROOM DIMS | | FEET | | PCS. | | Level | |
| Ensuite: | 11'3" x 8'3" | 4 | U | Bathroom: | x | # | |
| Bathroom: | 7'8" x 6'0" | 4 | U | Bathroom: | x | # | |
| Bathroom: | 7'5" x 5'1" | 2 | M | Bathroom: | x | # | |

Measurements in accordance with RECA RMS guidelines.
 Thank you for using our services!
 Note: Storage room in the basement has a ceiling height of less than 7 ft. but is included in the square footage of the basement. The garage access to the house is through the basement. Room dimensions and floor area dimensions are provided by GCDC Services and are believed to be accurate (adhering to RMS standards). Please review the details and floor plan to check for accurate representation and area reporting prior to listing the details on the MLS.