



THE
A-TEAM

**RE/MAX
FIRST**

358 HAWKSTONE Drive, Calgary T3G 3T7

MLS@#: **A2142241** Area: **Hawkwood** Listing Date: **06/18/24** List Price: **\$869,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **4,715 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,344**
 Low Sqft:
 Ttl Sqft: **1,344**

DOM

12
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:
 Lot Feat: **Back Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`1" x 18`8"	Dining Room	Main	14`2" x 9`3"
Bedroom	Main	8`4" x 11`8"	Bedroom	Main	10`11" x 12`3"
Bedroom - Primary	Main	11`6" x 16`3"	Game Room	Lower	22`3" x 21`4"
Bedroom	Lower	9`6" x 10`2"	Bedroom	Lower	11`9" x 16`0"
Bedroom	Lower	13`1" x 15`11"	Laundry	Lower	7`8" x 4`11"
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
RC-1

9211593

Remarks

Pub Rmks: **Welcome to this fully renovated, stunning, and luxurious home in pristine show home condition! With over 2,600 sq ft of living space, this property offers 6 bedrooms and has undergone an extensive renovation. Every detail has been meticulously updated, including a brand-new kitchen with full-height extended cabinetry, beautiful quartz countertops in the kitchen and bathrooms with under-mounted sinks, new stainless steel appliances and washer/dryer. The home features all-new plumbing with PEX pipes replacing the old Poly-B throughout the house, with city permits. The main level boasts waterproof Mist Oak luxury vinyl plank flooring, while the lower level has new carpet. Additional upgrades include new white baseboards and casings, new trims, new light fixtures, new bathroom tiles, fresh paint throughout, and newly sprayed ceilings and doors. The huge living room is filled with natural light, thanks to the ceiling-to-floor windows, and features vaulted ceilings in the living room, dining room, kitchen, and breakfast nook, creating a spacious and elegant atmosphere. The tasteful primary bedroom includes a walk-in closet and a 4-piece ensuite. There are two additional good-sized bedrooms and a new 4-piece bathroom with quartz countertops on the main level. The fully finished basement offers a large family room with a fireplace, 4th, 5th and 6th bedrooms, a 4-piece bathroom, and a huge office with built-in cabinetry and a desk. The backyard is generously sized, with trees and a playhouse for kids, and the deck and patio have been freshly painted. The Furnace and AC were replaced in 2022 and recently the garage was insulated! Conveniently located within walking distance to schools and public transportation, and close to shopping, restaurants, playgrounds, and a large park across the street, this home offers everything you need. You will not be disappointed—this home has it all! Don't miss out on this incredible opportunity; call your realtor today to schedule a showing!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

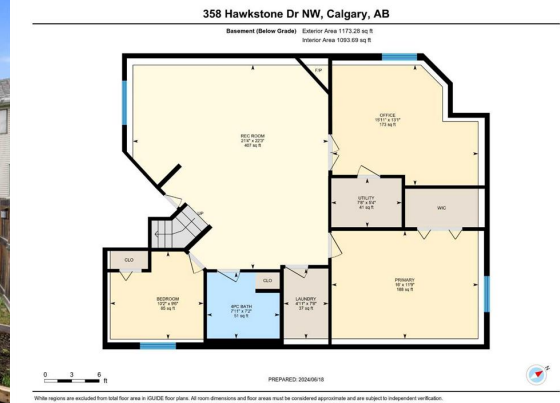
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











358 Hawkstone Dr NW, Calgary, AB

Main Floor Exterior Area 1344.25 sq ft
Interior Area 1282.12 sq ft



358 Hawkstone Dr NW, Calgary, AB

Front Attached Garage Exterior Area 398.22 sq ft

