



THE
A-TEAM

**RE/MAX
FIRST**

522 HAWKSIDE Mews, Calgary T3G 3R9

MLS® #: **A2142736** Area: **Hawkwood** Listing Date: **06/19/24** List Price: **\$769,000**
 Status: **Pending** County: **Calgary** Change: **+\$20k, 27-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **7,265 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,549**
 Low Sqft:
 Ttl Sqft: **1,549**

DOM

18
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **1**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden**
 Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Microwave,Oven,Refrigerator,Stove(s),Washer/Dryer,Water Purifier,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`1" x 14`11"	Kitchen	Main	13`0" x 10`11"
Dining Room	Main	12`10" x 12`0"	Bedroom - Primary	Main	14`5" x 11`7"
Bedroom	Main	11`2" x 9`11"	Laundry	Main	11`2" x 6`7"
4pc Bathroom	Main	9`1" x 5`7"	3pc Ensuite bath	Main	9`1" x 7`11"
Bedroom	Lower	11`3" x 9`11"	Game Room	Lower	14`11" x 12`1"

Title: **Fee Simple**
Legal Desc: **9012283**
Zoning: **R-C1**

Remarks

Pub Rmks: **Thinking of downsizing? This lovely BUNGALOW in The Uplands of HAWKWOOD located in a QUIET CUL-DE-SAC and surrounded by estate homes, could be yours! This home has so much to offer as you step in, you will notice an open and bright floor plan with high vaulted ceilings in the main dining and living area. The main level offers 2 bedrooms and 2 bathrooms which include a spacious 3pc ensuite. Lots of large windows (most of which are new) allow for lots of natural light to flow into the home. Additional features include an RO System, WATER SOFTENER, 2 HOT WATER TANKS, AIR CONDITIONING along with a high efficiency furnace (11 years old). The roof was re-done 10 years ago and has a lifetime guarantee. The lower level is FULLY FINISHED equipped with an additional bedroom and bathroom and features a large rec room, a WINE ROOM and lots of storage !! The exterior showcases a beautiful backyard with a duradeck and lovely flower beds, perfect for a gardener! With your monthly HOA fee you will have access to the clubhouse which includes a swimming pool, meeting room, hot tub, tennis courts and much more!! The location is optimal with only a short distance to Stoney Trail, schools, walking paths, shopping and so much more. This home will not last long so book your showing before it's gone. ?**

Inclusions: **NA**
Property Listed By: **Real Estate Professionals Inc.**

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









