



THE
A-TEAM

**RE/MAX
FIRST**

226 HAWKSIDE Mews, Calgary T3G 3J4

MLS® #: **A2148025**

Area: **Hawkwood**

Listing Date: **07/09/24**

List Price: **\$749,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**
Lot Information
Lot Sz Ar: **7,556 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,673**
Low Sqft:
Ttl Sqft: **1,673**

DOM

69
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,Level,Underground Sprinklers,Other,Pie Shaped Lot,Private,See Remarks
Concrete Driveway,Covered,Double Garage Attached,Driveway,Enclosed,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Off Street,Parking Pad,Secured,See Remarks,Side By Side,Stall

Utilities and Features

Roof: **Shake**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Other,Private Entrance,Private Yard,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Oven,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`1"
Bedroom	Main	12`2" x 9`0"
Dining Room	Main	6`11" x 17`3"
Laundry	Main	7`7" x 9`0"
Den	Main	10`11" x 9`10"
Walk-In Closet	Main	8`0" x 7`4"

Room	Level	Dimensions
4pc Ensuite bath	Main	12`6" x 12`0"
Breakfast Nook	Main	14`2" x 8`0"
Kitchen	Main	13`11" x 10`3"
Living Room	Main	16`7" x 15`1"
Bedroom - Primary	Main	17`4" x 14`10"
5pc Bathroom	Lower	12`9" x 9`10"

Bedroom Lower 17`3" x 11`5"
Game Room Lower 17`2" x 29`3"
Furnace/Utility Room Lower 10`5" x 7`11"

Bedroom Lower 14`1" x 14`4"
Workshop Lower 15`4" x 14`7"
Walk-In Closet Lower 10`5" x 6`4"
 Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8911945**

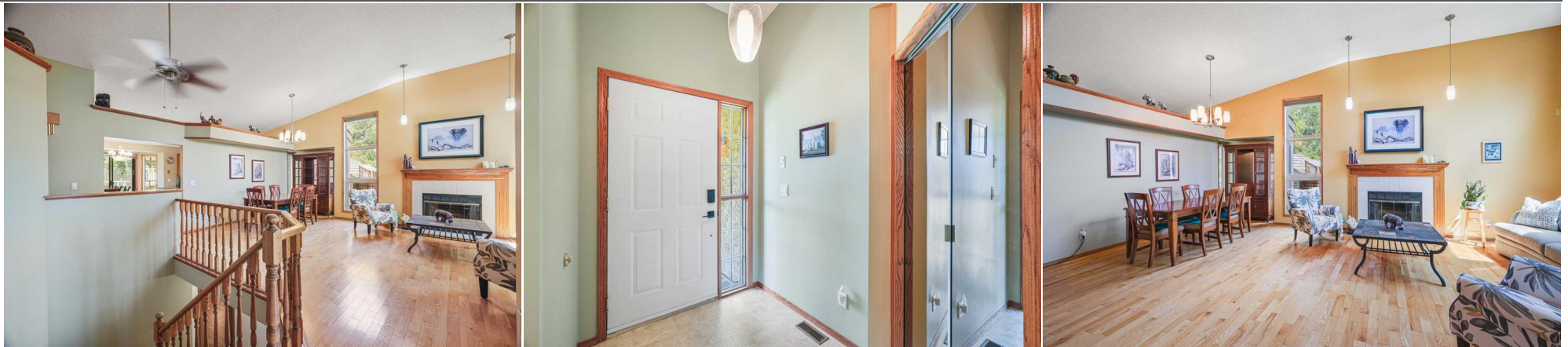
Zoning: **R-C1**

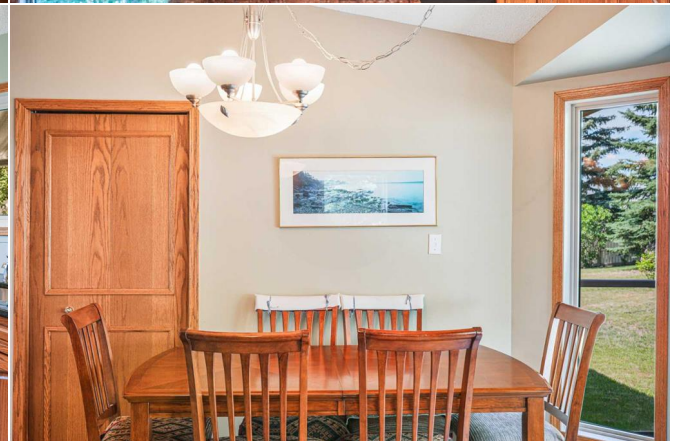
Remarks

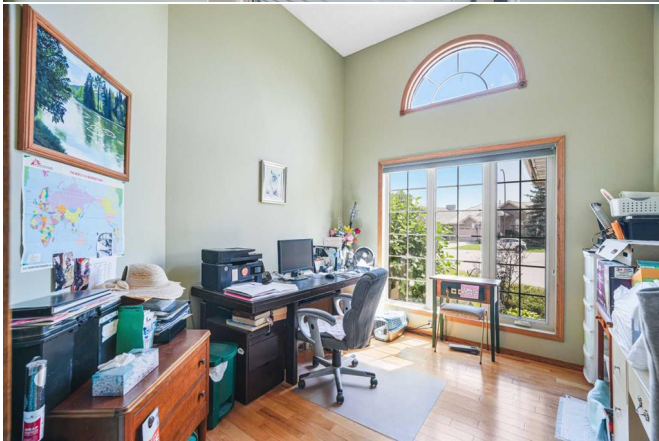
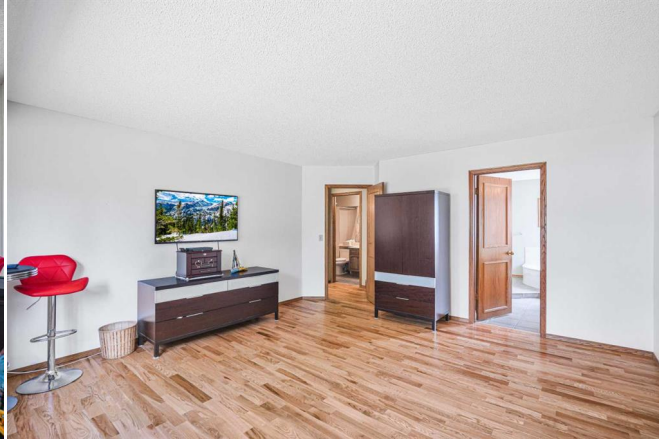
Pub Rmks: **Wow, rare opportunity! Take a look at this sprawling bungalow in the highly sought-after community of "The Uplands" in Hawkwood, NW Calgary! This is a 4 bedroom + den, 3 bathroom bungalow, on a large pie-shaped lot in a quiet cul-de-sac, that boasts nearly 3,200 square feet of fully developed living space! Noteworthy updates/upgrades here include: newer vinyl windows (approx. 2018), newer furnace (approx. 2009), in-ground irrigation system, water softener system, granite countertops, soaring vaulted ceilings, wood-burning fireplace (with gas ignite), laundry room on the main floor (with sink and cabinetry) + additional laundry room on the lower level, wet bar in the recreation room, some newer flooring (hardwood, tile, laminate), some newer appliances (refrigerator with water/ice, dryer), and some newer lighting! This home has a double attached garage (drywalled/insulated/painted) and a XL-size front driveway for additional parking! The sunny, private, NW-facing backyard offers a large composite deck with glass railings (half of which is covered), a gas BBQ hookup, and a small shed. This property is NOT A CONDO, but there is a monthly HOA fee of \$110.00 for The Uplands amenities (including access to the recreation centre with a pool, hot tub, sauna, gym, recreation room, squash/racquetball/tennis courts, meeting room, playgrounds, and much more!). Don't miss out, call today!**

Inclusions: **N/A**
 Property Listed By: **MaxWell Capital Realty**

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









226 Hawside Mews NW, Calgary, AB

Main Floor Exterior Area 1377.87 sq ft
Interior Area 1596.87 sq ft
Excluded Area 428.70 sq ft



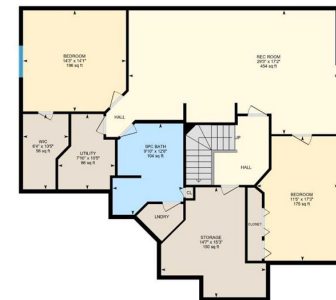
0 4 8

PREPARED: 20240710

White regions are excluded from total floor area in 100% floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

226 Hawside Mews NW, Calgary, AB

Basement (Below Grade) Exterior Area 1318.74 sq ft
Interior Area 1418.83 sq ft



0 4 8

PREPARED: 20240710

White regions are excluded from total floor area in 100% floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

