



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 HAWKMOUNT Heights, Calgary T3G 3S5**

MLS®#: **A2151522** Area: **Hawkwood** Listing Date: **07/22/24** List Price: **\$1,198,000**  
 Status: **Active** County: **Calgary** Change: **-\$102k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **5,758 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,085**  
 Low Sqft:  
 Ttl Sqft: **3,085**

DOM

**56**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **5.0 (5 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **No Neighbours Behind, Street Lighting, Rectangular Lot, Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Rubber**  
 Heating: **High Efficiency, Forced Air**  
 Sewer:  
 Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		Bedroom	Main	10`0" x 12`1"
Living Room	Main	18`0" x 14`0"	Eat in Kitchen	Main	22`2" x 14`4"
Breakfast Nook	Main	10`11" x 9`3"	Dining Room	Main	13`11" x 23`7"
Office	Main	15`0" x 13`5"	3pc Ensuite bath	Upper	
Bedroom	Upper	10`3" x 15`8"	Bedroom	Upper	13`8" x 12`11"
3pc Ensuite bath	Upper		Bedroom - Primary	Upper	14`8" x 23`0"
5pc Ensuite bath	Upper		4pc Bathroom	Basement	

**Kitchen  
Bedroom**

**Basement  
Basement**

**15`1" x 13`1"  
19`0" x 18`9"**

**Family Room**

**Basement**

**29`9" x 26`11"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**9012422**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**Executive home with panoramic Rocky Mountain views! A spacious 3086 sq ft Morrison House offers a very open concept with a sunny two-story foyer, a private den and a formal dining room, setting the stage for refined living. Overlook the Rocky Mountains from your breakfast nook adjacent the deck and chef's kitchen with an island and warm cherry wood cabinets. Family room is a heaven of relaxation, featuring a see-through fireplace and panoramic views that seems to stretch to infinity. Main level boasts 9' ceilings and a convenient guest bedroom with 3-pc bath. Upper floor hosts separate office/bonus room and three spacious bedrooms with inspiring views and all with private ensuite baths. Tiger wood flooring throughout the main and upper levels. Fully finished lower walkout basement features 9' ceilings, a spacious recreation room, a large bedroom, a 4-pc bathroom, a summer kitchen and loads of storage all on warm heated-slab floors. Recent upgrade including a A/C (2022) and two Lennox furnaces (2021). Did I mention the worry-free high quality rubber roof? Meticulously maintained and updated home surrounded by mature landscaping and private fenced yard backing west to school ground and massive park. Easy access to all amenities, this is a once-in-a-lifetime opportunity to own a truly special home. So, what are you waiting for? Call today and make this dream home yours!**

Inclusions:

**n/a**

Property Listed By:

**Homecare Realty Ltd.**

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