



THE
A-TEAM

**RE/MAX
FIRST**

200 HAWKBURY Close, Calgary T3G3N2

MLS® #: **A2158955** Area: **Hawkwood** Listing Date: **09/20/24** List Price: **\$849,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1989** Abv Sqft: **2,188**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,972 sqft** Ttl Sqft: **2,188**
 Lot Shape:

DOM

39
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Parking Pad,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 8`6"	Kitchen	Main	10`1" x 10`9"
Breakfast Nook	Main	8`7" x 9`11"	Dining Room	Main	10`1" x 12`5"
Living Room	Main	12`0" x 15`10"	Family Room	Main	12`5" x 16`3"
Laundry	Main	4`11" x 7`0"	Game Room	Basement	12`4" x 16`0"
Flex Space	Basement	10`0" x 11`6"	Kitchen With Eating Area	Basement	9`10" x 17`8"
Office	Basement	11`5" x 11`9"	Furnace/Utility Room	Basement	6`9" x 11`3"
2pc Bathroom	Main	3`3" x 6`7"	4pc Bathroom	Upper	5`3" x 9`0"

5pc Ensuite bath
Bedroom
Bedroom

Upper
Upper
Upper

9`0" x 12`4"
9`7" x 16`11"
9`0" x 9`7"

Bedroom - Primary
Bedroom

Upper
Upper

12`0" x 19`5"
9`7" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8910943

Zoning:
R-C1

Remarks

Pub Rmks:

******* OPEN HOUSE: Saturday, September 21, 2024. 1:00PM-3:00PM ****** In this quiet cul de sac sits this beautiful 2 storey home boasting over 3000 sq ft of turn key, ready to move in, living space! With 4 generously sized bedrooms and 3.5 bathrooms, the walkout to grade basement into the landscaped backyard is just an extra bonus. The main level features formal living and dining rooms in addition to the family dining and family room. The kitchen features granite countertops with stainless steel appliances and the balcony overlooking the back yard. Completing this level is the half bath and laundry room tucked near the double **OVERSIZED** attached garage entry. Upstairs you'll find all the bedrooms complete with the guest bath and primary bedroom plus ensuite. Both bathrooms have been tastefully renovated including a separate soaker tub and dual vanity in the master ensuite. In the basement, there is an office/den, full bathroom, kitchenette along with a rec room that is finished for all your lounging needs! Additional upgrades include: RV parking, new doors, new windows, new garage door, potlights, 2 newer furnaces, 2 newer hot water tanks, along with PEX plumbing throughout! Come take a look at the value beyond the beautiful finishes throughout this home!

Inclusions:
Property Listed By:

None
CIR Realty

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













