



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 HAWKHILL PLACE , Calgary T3G 2V4**

MLS®#: **A2160832**      Area: **Hawkwood**      Listing Date: **09/06/24**      List Price: **\$749,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1985**  
Lot Information  
 Lot Sz Ar: **5,554 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Few Trees**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,639**  
 Low Sqft:  
 Ttl Sqft: **1,639**

DOM

**12**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>9`11" x 76`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 13`1"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`9" x 15`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`4" x 20`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 20`11"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`6" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`6" x 8`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`6" x 14`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`8" x 12`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 13`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`6" x 7`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 12`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`5" x 17`7"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>6`10" x 12`5"</b>

Laundry  
Furnace/Utility Room

Basement  
Basement

7`6" x 4`10"  
6`2" x 6`4"

Game Room

Basement

10`8" x 11`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8510056**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to this beautifully renovated 5-bedroom, 3.5-bathroom, two-storey estate in the family-friendly NW community of Hawkwood. With over \$100,000 in recent upgrades, this home is the epitome of luxury and sophistication. Inside, you'll find a perfect blend of comfort and style. The main living areas feature an open-concept design ideal for entertaining, with LVP flooring adding warmth to the clean, modern aesthetic. Just off the entryway is a flexible space that can serve as a dining room, family room, or recreation area. The gourmet kitchen is a chef's dream, featuring upgraded full-height cabinets, quartz countertops, and sleek subway tile backsplashes. A large eat-up island overlooks the living room, where stylish pendant lights enhance the high-end feel. Top-tier appliances include a French door refrigerator, electric stove, built-in dishwasher, and a convenient microwave nook. The adjacent dining area offers a lovely view of the green space. The living room is bright and inviting, with a wood-burning fireplace set in an elegant MDF feature wall, perfect for mounting a TV. A patio door allows plenty of natural light and easy access to the spacious backyard. This level also includes a 2-piece bathroom and a laundry area. Upstairs, the primary bedroom is a serene retreat, large enough for a king-size bed and featuring a custom closet system, along with an upgraded 3-piece ensuite. Two additional spacious bedrooms with closets and a shared 4-piece bathroom, showcasing exquisite tile work, completing the upper level. The fully finished basement, designed as an illegal suite, offers a large recreation room, a full kitchen with appliances, two more bedrooms, a 3-piece bathroom, and a separate laundry room. Hawkwood offers a vibrant community with access to parks, shopping, and schools. Its proximity to John Laurie and Crowchild Trail ensures easy access to all parts of Calgary, including a 20-minute drive to downtown and quick access to the mountains. All of this can be yours for under \$750,000. Schedule a showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**Greater Property Group**

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











