



THE A-TEAM

RE/MAX FIRST

105 HAWKBURY Close, Calgary T3G 3E3

MLS#: A2162778 Area: Hawkwood Listing: 09/06/24 List Price: \$789,900
Status: Active County: Calgary Change: -\$29k, 22-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1989
Lot Information
Lot Sz Ar: 7,911 sqft
Lot Shape:

DOM

75
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Pie Shaped Lot,Private,Sloped Down,Treed,Views
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Fire Pit,Garden,Private Entrance,Private Yard

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

Kitchen Appl: Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Kitchen, etc. with their levels and dimensions.

<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>12`0" x 9`6"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`8" x 9`10"</b>
<b>Office</b>	<b>Upper</b>	<b>13`0" x 9`8"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`7" x 10`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`6" x 9`11"</b>	<b>Storage</b>	<b>Basement</b>	<b>4`0" x 7`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>27`6" x 11`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`6" x 9`1"</b>
<b>Sunroom/Solarium</b>	<b>Basement</b>	<b>11`0" x 11`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`3" x 15`1"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>4`0" x 4`3"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8910943**

Zoning: **R-C1**

Remarks

Pub Rmks: **Open House on Sunday Nov 17 from 12 to 2 pm. Nestled in a cul-de-sac within the highly sought-after NW community of Hawkwood, original-owner family home offers over 3,000 square feet of beautifully finished living space. Blending comfort and style with the added convenience of central air conditioning, this home is situated on a private pie-shaped lot that backs onto lush green space and playing fields, offering panoramic city and mountain views. Outdoor living is a highlight of this property, with both a raised deck and a lower deck perfect for soaking in the stunning surroundings. Two enclosed porches provide sheltered seating, creating ideal spaces for year-round enjoyment. The expansive backyard with unobstructed views adds a touch of tranquility to daily life. Inside, the home is filled with natural light and meticulously maintained. Gleaming hardwood floors flow throughout the main living spaces, enhancing the sense of warmth and elegance. The bright and spacious kitchen, with a large eating area surrounded by windows, offers captivating views of the verdant landscape. Adjoining the kitchen, the inviting family room features a cozy wood-burning fireplace, perfect for unwinding in the evenings. For more formal gatherings, the elegant living room overlooks a mature spruce tree in the front yard and flows seamlessly into the formal dining room, providing an ideal setting for special occasions. The large primary bedroom upstairs, complemented by an adjacent den, showcases large windows with stunning views of the city skyline and the Rocky Mountains. The fully developed walkout basement significantly enhances the livability of the home. It features a private bedroom, a 4-piece bathroom, a spacious recreation room, ample storage, and a second gas fireplace—ideal for hosting guests or creating a retreat-like space. Located just a short walk from Hawkwood School and St. Maria Goretti Elementary, this home is perfect for families. With over 50 restaurants, cafés, and shops just minutes away, convenience and community are always within reach. Don't miss the chance to call this exceptional property your home—schedule your private viewing today!**

Inclusions: **Refrigerator in utility room.**  
 Property Listed By: **Engel & Völkers Calgary**

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

























