



THE
A-TEAM

**RE/MAX
FIRST**

143 HAWKCLIFF Way, Calgary T3G 2S6

MLS® #: **A2162821**

Area: **Hawkwood**

Listing Date: **09/05/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**
Lot Information
Lot Sz Ar: **6,200 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,743**
Low Sqft:
Ttl Sqft: **1,743**

DOM

14
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard, No Neighbours Behind**
Park Feat: **Double Garage Attached, Driveway, Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
Int Feat: **High Ceilings, Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`0" x 14`5"	Dining Room	Main	13`0" x 10`1"
Kitchen	Main	13`10" x 11`7"	Family Room	Main	17`8" x 14`3"
Bedroom - Primary	Main	14`10" x 13`6"	Laundry	Main	10`3" x 7`0"
Bedroom	Main	13`3" x 11`9"	3pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"	Game Room	Lower	16`9" x 32`1"

Storage
Bedroom

Lower
Lower

21`4" x 17`10"
12`1" x 14`3"

Bedroom
4pc Bathroom
Legal/Tax/Financial

Lower
Lower

9`3" x 12`9"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

8310287

Zoning:
R-C1

Remarks

Pub Rmks:

WALKOUT BUNGALOW | BIG LOT | QUIET STREET A FEW DOORS TO GREEN SPACE | OVER 3300 sq ft developed (4 bed/3bath) | All in the highly desirable NW Calgary's 'Hawkwood' - offering excellent schools, and easy access to parks and amenities, making it ideal for families and nature lovers. Step inside to a gorgeous vaulted Living & dining area. Gleaming hardwood floors will lead you through to the kitchen and family room, giving ample room for all your needs. The kitchen features: beautiful oak cabinets, SS appliances, lots of cabinet space + pantry, and eating nook. Family room features a cozy fireplace for the cooler days, and large glass patio doors that lead to the deck that overlooks the SE facing backyard. The balcony is a great place to enjoy a morning tea with the rising sun, or summer BBQ. The main is complete with laundry room, full bath with jetted tub, and 2 bedrooms. One of which being the primary retreat that is a great size, offering two closet spaces (his/hers), and an ensuite featuring walk in shower. Lower level has an ideal set up with it being a walkout that has extra large windows. Basement has a large entertainment space, along with 2 bedrooms, a full bath, and large storage space (very handy for seasonal things!). Nature lovers will appreciate the landscaped backyard with mature trees, fencing, plenty of south facing sunlight and not to mention green space just a short walk away for walking the dogs, playing with the kids. The home also offer 2 furnaces, A/C for the main floor, non maintenance deck, patio, windows done in approx. 2009 and shingles in 2008. This home being located on a quiet street, next to green space, maintained, and walkout is a must see. Book your viewing today before... its gone. Click on link to view 3D walk through.

Inclusions:
Property Listed By:

**shed, all portable shelves in lower storage area, china cabinet in dining area. weather station on wall in kitchen, A/C unit
RE/MAX Real Estate (Mountain View)**

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







