



THE
A-TEAM

**RE/MAX
FIRST**

111 HAWKFIELD Crescent, Calgary T3G 1Z4

MLS®#: **A2163580**

Area: **Hawkwood**

Listing Date: **09/06/24**

List Price: **\$669,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,642**
Low Sqft:
Ttl Sqft: **1,642**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **5 Level Split**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**
Int Feat: **Granite Counters,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|
| Bedroom - Primary | Upper | 10`9" x 14`0" |
| 4pc Bathroom | Upper | |
| Bedroom | Upper | 10`0" x 10`6" |
| Kitchen | Main | 10`9" x 12`5" |
| Living Room | Main | 10`8" x 19`4" |
| Bedroom | Basement | 11`9" x 12`0" |
| Workshop | Basement | 6`3" x 11`11" |

| Room | Level | Dimensions |
|---------------------------------------|-----------------|----------------------|
| 4pc Ensuite bath | Upper | |
| Bedroom | Upper | 8`11" x 11`4" |
| Living/Dining Room Combination | Main | 12`6" x 25`7" |
| 2pc Bathroom | Main | |
| Living Room | Basement | 12`0" x 23`8" |
| Den | Basement | 11`10" x 7`9" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8010239

Remarks

Pub Rmks: **A beautiful home in very good condition. new owners don't need to do anything but enjoy. upgraded kitchen with granite countertops, stainless steel appliances, and all the cabinets specializing in design for efficient use. upper level newly installed engineered hardwood floors, upgraded ceiling, and added R50 new insulation to keep home warm and save energy. newly installed energy efficient 3 panes windows, energy efficient furnace, and hot water tank, all the jobs done beautifully, new insulation, 3 pane windows, furnace, save a big dollars from utility bills. Newer roof, and all the house around wood has been painted every two years, newer garage door, deck, and railing were rebuilt recently. the house style is very suitable for a family who likes private and can own their own space. first level with a spacious family room, walkout to new deck, and a nice backyard. the main level exposed a very large living room, comfortable dining room, kitchen that has breakfast noon with a lot of windows around, bright and sunny. Upper-level large master bedroom with ensuite, main bath, and two more bedrooms, all baths upgraded with new elegant mirrors and sink tops. forth lever with a big entertainment room, a large size storage room can be converted to an office. the fifth level, workshop, wine room storage room, there is plenty of storage around this house, and there is no waste area. what an amazing home! house located on a quiet street, and has great neighbors. In the family-friendly community of Hawkwood! Green space and playground right behind the property. Library, senior high school, YMCA, Crowfoot Mall, C-train, banks, restaurants, co-op, Home Depot, trailer appliance, medical center..you name it,it is a very mature community.**

Inclusions:
Property Listed By: **N/A**
MaxWell Capital Realty

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











