



THE
A-TEAM

**RE/MAX
FIRST**

105 HAWKDALE Circle, Calgary T3G 3M8

MLS®#: **A2164515**

Area: **Hawkwood**

Listing Date: **09/11/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **5,220 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

DOM

8
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Skylight(s),Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 10`5"
Kitchen	Main	9`8" x 8`0"
Nook	Main	12`10" x 9`0"
Bedroom	Upper	10`2" x 10`1"
Bedroom	Upper	9`1" x 9`0"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	12`0" x 9`0"
Family Room	Main	19`0" x 9`0"
Bedroom - Primary	Upper	12`1" x 11`6"
Bedroom	Upper	10`0" x 8`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8811510

Remarks

Pub Rmks: **Excellent Location! Welcome to this 2 Storey Home in the desirable Hawkwood community. This residence offers 4 Bedrooms, 2.5 Bathrooms, and 1,904 sq. ft. of living space. Upon entering, you'll be welcomed by the Foyer with a 17' high ceiling. The formal Living room features a large bay window and flows seamlessly into the Dining room. The East-facing Family room boasts a spacious built-in bookcase, a wood-burning fireplace, a large window, and two skylights, allowing abundant natural light to fill the space. The Kitchen with ample cabinetry, opens to the cozy Nook and provides access to the Deck and Backyard. The main floor also includes a Laundry and a Half bath. Upstairs, you'll find four bedrooms, including the large Master suite, which features a bay window, a ceiling fan, a 4 pc Ensuite with a soaker tub, and a walk-in closet with organizers. The three additional Bedrooms are generously sized and share a 4 pc Bathroom. The unfinished Basement offers endless possibilities for customization. Enjoy the fully fenced and landscaped Backyard, which faces East for plenty of sunshine. This home also includes an insulated double attached Garage. Conveniently located near Hawkwood School, St Maria Goretti, and Robert Thirsk High School, Crowfoot Crossing, the Crowfoot C-train station, parks, and playgrounds.**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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









