



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**86 HAWKDALE Circle, Calgary T3G 5L5**

MLS®#: **A2165095**      Area: **Hawkwood**      Listing Date: **09/12/24**      List Price: **\$949,900**  
 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: **5,747 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,862**  
 Low Sqft:  
 Ttl Sqft: **1,862**

DOM

**7**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Underground Sprinklers,Treed**  
 Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Conditioner,Window Coverings**  
 Int Feat: **Bar,Central Vacuum,Jetted Tub,No Animal Home,No Smoking Home,Quartz Counters,Smart Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 13`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>19`1" x 13`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 9`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 12`0"</b>	<b>Sunroom/Solarium</b>	<b>Main</b>	<b>22`4" x 18`5"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`11" x 9`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`1" x 5`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`10" x 12`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Foyer</b>	<b>Main</b>	<b>9`5" x 5`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>Game Room</b>	<b>Lower</b>	<b>34`4" x 27`9"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>16`3" x 10`9"</b>

Office  
3pc Bathroom

Lower  
Lower

14`8" x 8`10"

Bedroom  
Furnace/Utility Room  
Legal/Tax/Financial

Lower  
Lower

13`4" x 12`4"

Title:  
**Fee Simple**  
Legal Desc:

**8811510**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Beautifully maintained walkout bungalow, custom-built by Janssen Homes, boasting over 3500sqft of living space and located on a quiet street across from a park. The main floor is warm & bright with lots of natural light and features a sunken living room with vaulted ceilings, spacious formal dining room with bay windows, cozy family room with built-in wall unit, hardwood floors & gas fireplace and a huge kitchen with lots of cabinet & counter space that leads into the breakfast nook with wraparound windows. Also on this level is the master bedroom with a double-wide tiled shower & big walk-in closet, another bedroom adjacent to the main 4pc bathroom, mudroom with laundry and access to your maintenance free wrap-around west facing sunroom. The fully finished walkout basement consists of two more bedrooms, full bathroom, office/5th bedroom and a huge TV/recreation/games room with corner eat-up bar. West backyard with RV parking & covered patio complete this fabulous home in the desirable community of Hawkwood which offers lots of green space with great pathways & playgrounds, amazing schools and easy access to shopping, transit & all major routes. Located just minutes from the YMCA, Public Library, Foothills Hospital, University of Calgary, Costco, Superstore & Crowfoot Shopping Centre with all its amenities, restaurants & shopping! List of all the upgrades & highlights of this home can be found in Supplements but here's the major ones: Roof, Furnace, Hot Water Tank, Air Conditioner, Solar Panels, Windows, Garage Door, Irrigation System and the list goes on!!**

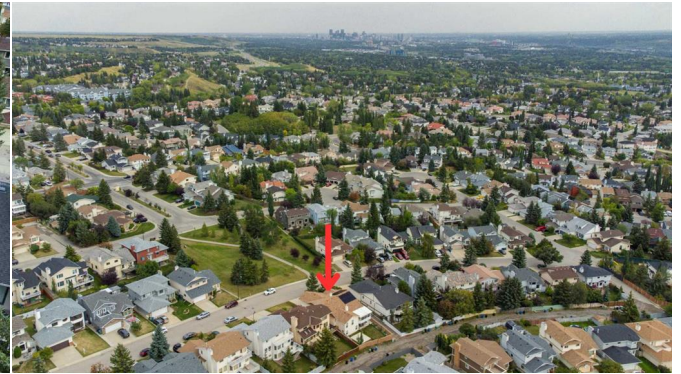
Inclusions:  
Property Listed By:

**N/A**  
**MaxWell Capital Realty**

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





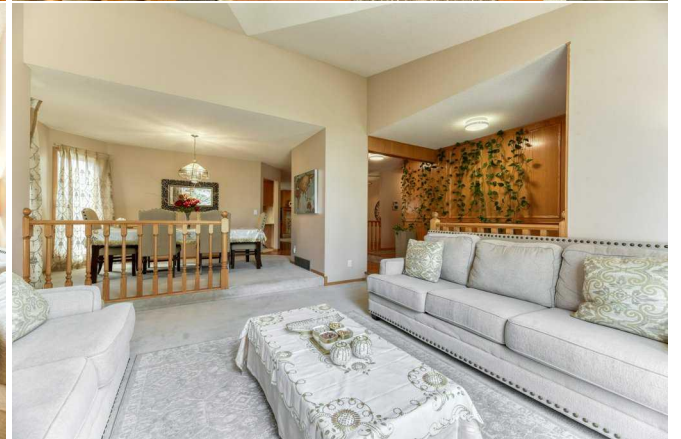
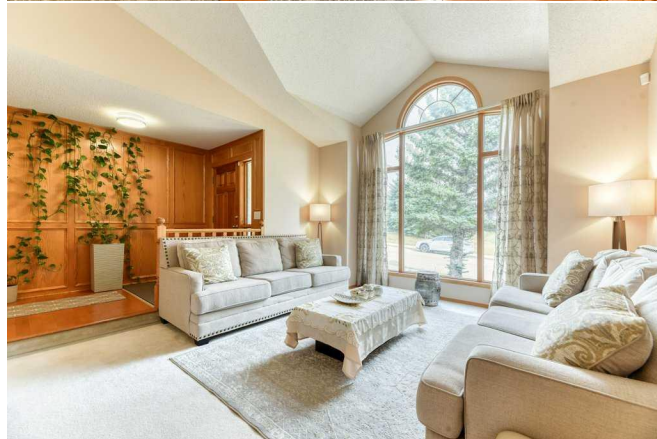


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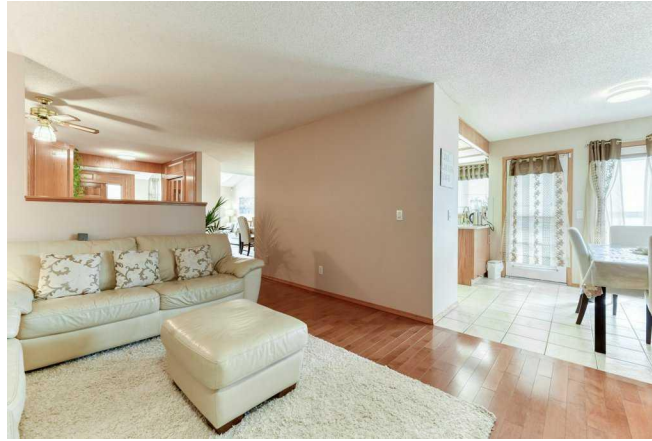
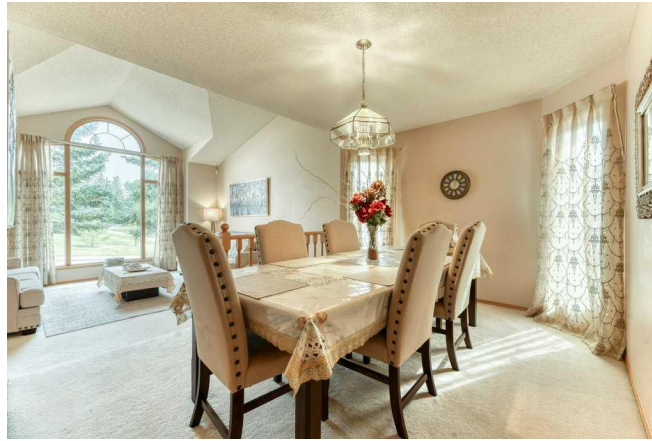
Main Floor  
Gross Area 1762.02 sq ft  
Interior Area 1764.09 sq ft  
Excluded Area 749.14 sq ft



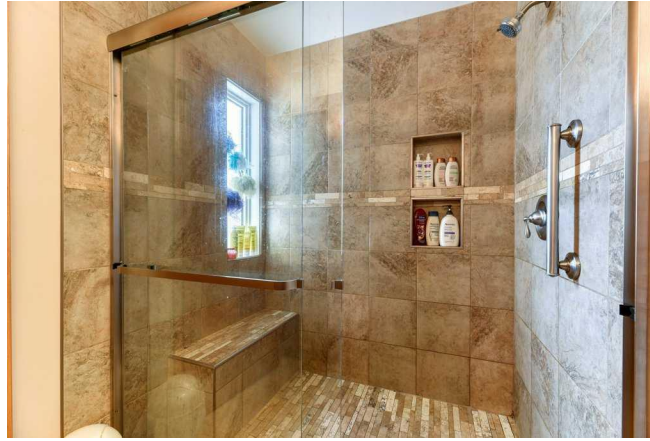
With egress are excluded from total floor area in ASU/DE floor plans. All room dimensions and floor areas listed are approximate and are subject to independent verification.















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Basement (Below Grade) Exterior Area 1733.82 sq ft  
Interior Area 1053.86 sq ft



PREPARED: 2024/02/10

White regions are excluded from total floor area in RSAD/CE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

