



THE
A-TEAM

**RE/MAX
FIRST**

86 HAWKDALE Circle, Calgary T3G 5L5

MLS®#: **A2165095**

Area: **Hawkwood**

Listing Date: **09/12/24**

List Price: **\$945,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 03-Oct**

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

70
Layout
Beds: **5 (2 3)**
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
Living Room	Main	15`1" x 13`5"	Bedroom - Primary	Main	19`1" x 13`2"
Dining Room	Main	15`3" x 10`4"	Bedroom	Main	12`1" x 9`5"
Kitchen	Main	12`7" x 12`0"	Sunroom/Solarium	Main	22`4" x 18`5"
Breakfast Nook	Main	9`11" x 9`2"	Laundry	Main	8`1" x 5`11"
Family Room	Main	17`10" x 12`5"	4pc Ensuite bath	Main	
Foyer	Main	9`5" x 5`11"	4pc Bathroom	Main	
Game Room	Lower	34`4" x 27`9"	Bedroom	Lower	16`3" x 10`9"

Bedroom
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:

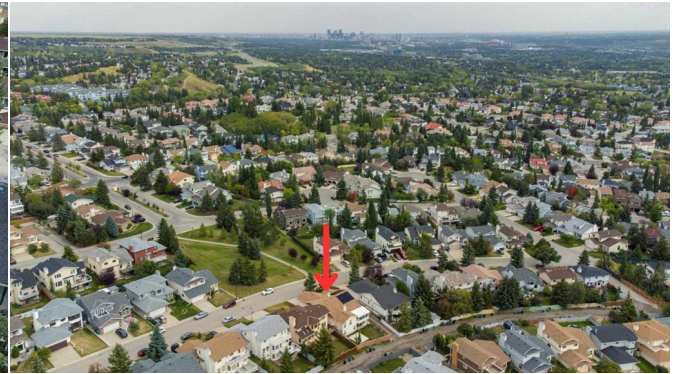
Beautifully maintained walkout bungalow, custom-built by Janssen Homes, boasting over 3500sqft of living space and located on a quiet street across from a park. The main floor is warm & bright with lots of natural light and features a sunken living room with vaulted ceilings, spacious formal dining room 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





86 Hawdale Circle NW, Calgary, AB

Main Floor
Gross Area 1762.03 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.

