



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**521 HAWKSTONE Drive, Calgary T3G3R2**

MLS®#: **A2165103**      Area: **Hawkwood**      Listing Date: **09/13/24**      List Price: **\$665,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **6,253 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s)**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,270**  
 Low Sqft:  
 Ttl Sqft: **1,270**

DOM

**6**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Laminate,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Oven,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`8" x 10`10"	Walk-In Closet	Second	4`5" x 3`10"
4pc Ensuite bath	Second	7`8" x 4`5"	Bedroom	Second	11`2" x 10`11"
Bedroom	Second	11`2" x 9`8"	4pc Bathroom	Second	11`11" x 4`11"
Living Room	Main	16`3" x 11`6"	Dining Room	Main	11`0" x 8`0"
Eat in Kitchen	Main	12`8" x 7`1"	Family Room	Lower	21`0" x 14`2"
Bedroom	Lower	12`5" x 11`1"	4pc Bathroom	Lower	8`3" x 6`11"
Game Room	Basement	20`11" x 14`11"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9010590**

Remarks

Pub Rmks: **Welcome to 521 Hawkstone Drive NW! Discover this beautiful 4-level split home situated on a desirable corner lot, offering both privacy and convenience. This wonderful home features 4 spacious bedrooms and 3 well-appointed bathrooms, making it an ideal choice for a family. Step inside to find a bright and airy atmosphere, highlighted by vaulted ceilings and an abundance of natural light. The main level boasts a cozy living room perfect for relaxation, while the adjacent dining area and kitchen offer a functional space for entertaining. Upstairs you will find 3 generously sized bedrooms including the primary suite offering both a walk-in closet and ensuite bathroom, another 4-piece bathroom completes this level. The lower level offers an additional living room complete with the fourth bedroom and 4-piece bathroom. The basement rec area is a versatile addition, ideal for a movie room, games room, or additional living space. Outside, enjoy a private yard complete with charming fruit trees, offering a serene retreat for outdoor gatherings and play. The double attached garage provides added convenience, and the crawl space ensures ample storage for all your needs. Located in the highly sought-after Hawkwood neighborhood, this home is close to Stoney Trail, schools, parks, and shopping—making daily errands and commuting a breeze. Don't miss the chance to make this exceptional property your new home. Schedule a viewing today and experience all that it has to offer!**

Inclusions: **Hottub - as is**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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









