



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**509 HAWKSTONE Drive, Calgary T3G 3R2**

MLS®#: **A2167763**

Area: **Hawkwood**

Listing Date: **09/21/24**

List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 05-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Finished Floor Area

Abv Sqft: **1,898**

Low Sqft:

Ttl Sqft: **1,898**

Lot Information

Lot Sz Ar: **4,606 sqft**

Lot Shape:

DOM

**91**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Garden,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Central Vacuum,High Ceilings,No Smoking Home,Skylight(s),Track Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`1" x 9`10"
Dining Room	Main	13`6" x 9`5"
Kitchen	Main	8`0" x 9`0"
Laundry	Main	5`5" x 3`5"
Pantry	Main	4`2" x 2`8"
4pc Bathroom	Second	4`11" x 10`5"
Bedroom	Second	13`3" x 10`3"

Room	Level	Dimensions
Living Room	Suite	9`6" x 15`2"
Nook	Main	8`0" x 12`10"
2pc Bathroom	Main	5`5" x 6`8"
Family Room	Main	15`6" x 11`11"
Bedroom - Primary	Second	21`11" x 10`4"
Bedroom	Second	10`2" x 14`11"
4pc Ensuite bath	Second	9`2" x 9`7"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC-1**

**9010590**

Remarks

Pub Rmks: **home in a desirable North West neighborhood of Hawkwood. Ideal for a young family that offers WEST Views of the Rocky Mountains with three Good sized bedrooms, with a Huge master Bedroom and 1/4 pce En-Suite. your greeted with a sunken Main floor Living room and Bay Window. Formal Dining room that leads you to the Large Kitchen Nook area & Galley Kitchen that has an opportunity to Open to the Dining Room. A Second family Room with a Wood Burning fireplace with a Brick surround. Separate laundry room and lots of storage. NO POLY B WATER PIPE IN THE HOUSE. The Basement is Un-Developed that could accomodate a 4 th Bedroom, Additional bathroom and family Room. The Rear Deck also has Mountain views with a concrete pad for a BBQ area and R.V. parking with a Rear gate to the back alley. beatiful garden work with lot of flowers and plants from and backyard : Newer Furnace, H. Water Tank, Air-conditioner & Roof Shingles. Close to Local Schools, Public Transit, Crowfoot Crossing Shopping Centre.**

Inclusions:  
Property Listed By: **N/A  
Diamond Realty & Associates LTD.**

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





















