



THE
A-TEAM

**RE/MAX
FIRST**

509 HAWKSTONE Drive, Calgary T3G 3R2

MLS®#: **A2167763** Area: **Hawkwood** Listing Date: **09/21/24** List Price: **\$725,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1990** Abv Sqft: **1,898**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,606 sqft** Ttl Sqft: **1,898**
 Lot Shape:

DOM

38
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** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Yard** 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	Room	Level	Dimensions
Entrance	Main	4`1" x 9`10"	Living Room	Suite	9`6" x 15`2"
Dining Room	Main	13`6" x 9`5"	Nook	Main	8`0" x 12`10"
Kitchen	Main	8`0" x 9`0"	2pc Bathroom	Main	5`5" x 6`8"
Laundry	Main	5`5" x 3`5"	Family Room	Main	15`6" x 11`11"
Pantry	Main	4`2" x 2`8"	Bedroom - Primary	Second	21`11" x 10`4"
4pc Bathroom	Second	4`11" x 10`5"	Bedroom	Second	10`2" x 14`11"
Bedroom	Second	13`3" x 10`3"	4pc Ensuite bath	Second	9`2" x 9`7"

Title:
Fee Simple
Legal Desc:

Zoning:
RC-1

9010590

Remarks

Pub Rmks: **Estate sale 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











