



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**311 HAWKDALE Bay, Calgary T3G 3M8**

MLS®#: **A2169514**

Area: **Hawkwood**

Listing Date: **10/03/24**

List Price: **\$999,900**

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: **13,099 sqft**  
Lot Shape: **9.30m x 42.67**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Many Trees,See Remarks**  
Park Feat: **Additional Parking,Double Garage Attached**

DOM

**3**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Kitchen Island,Pantry,See Remarks,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`1" x 4`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 9`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>17`3" x 8`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`1" x 5`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`3" x 7`5"</b>
<b>Balcony</b>	<b>Upper</b>	<b>10`3" x 4`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>17`4" x 10`3"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>16`4" x 9`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`7" x 15`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 12`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`1" x 11`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`6" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`5" x 14`9"</b>

Walk-In Closet  
Bedroom  
Game Room  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

7`5" x 6`10"  
13`0" x 11`11"  
40`11" x 24`0"  
10`5" x 9`7"

3pc Bathroom  
Other  
Storage

Basement  
Basement  
Basement

10`5" x 8`6"  
15`2" x 12`8"  
10`1" x 8`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

8811510

Zoning:  
R-CG

Remarks

Pub Rmks:

**Remarkable 0.3 acre property with beautiful mountain views and massive southwest facing yard. Original owners have kept this home and yard very well maintained over the years. Poly-B plumbing was replaced with pex, new Hunter Douglas window coverings throughout the home (2022), and updated flooring and paint in basement (2022). The very bright and welcoming main level has an open spacious kitchen, dining area and family room, all with southwest facing windows and views out to the mountains. The large deck off the dining area is a great outdoor dining area to look at the view, with a gas line and stairs down to the yard. Formal living room and dining room at the front of the house, both with pre-finished oak hardwood flooring. The powder room and laundry room complete this main level. 3 very sizeable bedrooms on the upper level, including the primary bedroom with ensuite, walk-in closet, and balcony. A full bathroom between the 2 kids' bedrooms completes this upper level. The bright walkout basement was upgraded in 2022 with vinyl plank flooring, carpet, new paint and new window coverings, and includes a large family room, games room, bedroom with walk-in closet, full bathroom, hot tub room, 2 storage rooms and utility room. Attached double garage, storage shed, gated extra parking pad that fits 2 large motorhomes or 4 cars! The parking pad has a 15 amp and 30 amp electrical outlet and water tap. The yard is fully landscaped with many trees, perennials, rundle rock wall, patio and pathways, and has a full irrigation system. Great location in a quiet cul-de-sac, with easy access to schools and all the amenities of Crowfoot.**

Inclusions:  
Property Listed By:

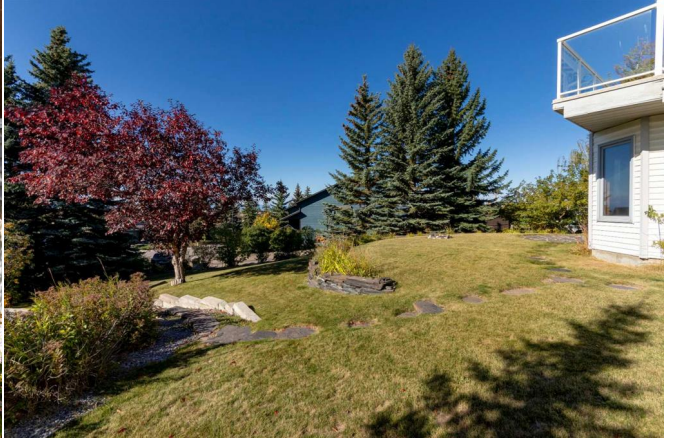
**Refrigerator in basement, Shed, Hot Tub AS IS, 1 x garage door remote  
RE/MAX Realty Professionals**

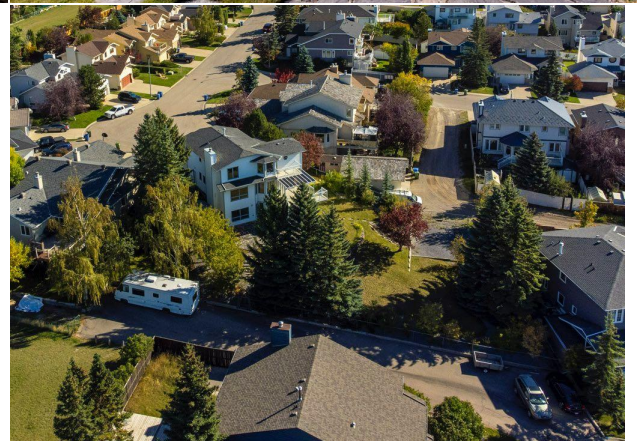
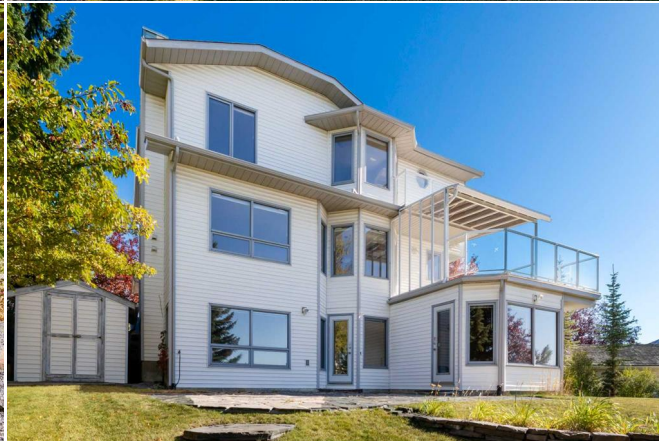
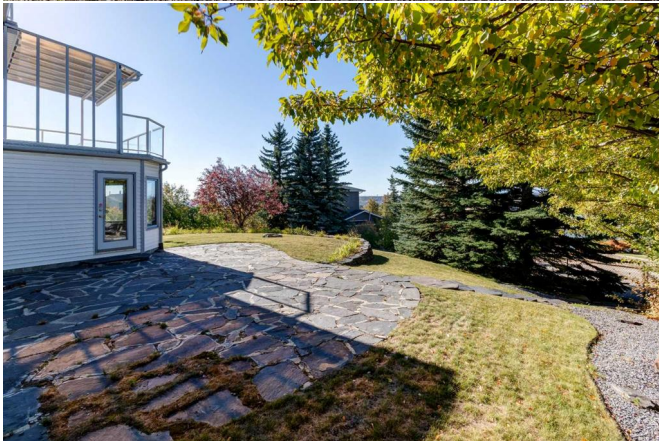
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

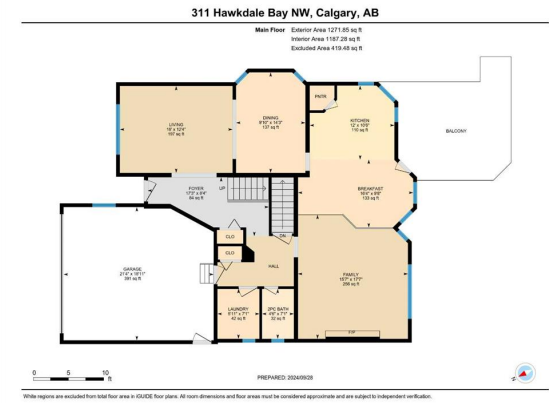
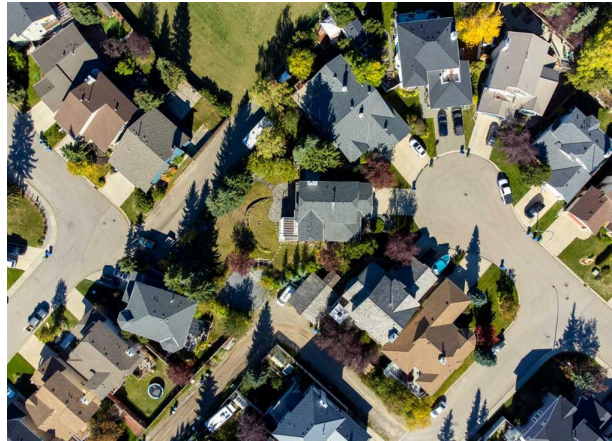












**311 Hawdale Bay NW, Calgary, AB**

2nd Floor Exterior Area 991.83 sq ft  
Interior Area 915.32 sq ft  
Excluded Area 104.90 sq ft



**311 Hawdale Bay NW, Calgary, AB**

Basement (Below Grade) Exterior Area 1 685.14 sq ft  
Interior Area 1331.29 sq ft

