



THE
A-TEAM

**RE/MAX
FIRST**

739 HAWKSIDE Mews, Calgary T3G 3S2

MLS®#: **A2174719** Area: **Hawkwood** Listing Date: **10/24/24** List Price: **\$951,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **8,159 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,594**
 Low Sqft:
 Ttl Sqft: **2,594**

DOM

5
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **9**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Lawn,No Neighbours Behind,Landscaped,Street Lighting**
 Park Feat: **Additional Parking,Heated Garage,Oversized,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Crown Molding,Double Vanity,French Door,Granite Counters,Kitchen Island,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`4" x 5`1"
Dining Room	Main	15`1" x 11`0"
Foyer	Main	8`3" x 7`3"
Laundry	Main	7`10" x 13`0"
5pc Bathroom	Second	10`0" x 8`1"
Bedroom	Second	10`9" x 13`11"

Room	Level	Dimensions
Breakfast Nook	Main	13`10" x 19`6"
Family Room	Main	13`9" x 15`5"
Kitchen	Main	13`1" x 13`11"
Living Room	Main	13`2" x 12`0"
5pc Ensuite bath	Second	13`2" x 13`11"
Bedroom	Second	13`1" x 15`9"

Bedroom
3pc Bathroom
Den
Furnace/Utility Room

Second
Basement
Basement
Basement

12`11" x 11`5"
8`4" x 8`0"
13`7" x 13`10"
13`4" x 12`10"

Bedroom - Primary
Walk-In Closet
Game Room

Second
Second
Basement

12`0" x 16`6"
6`8" x 10`3"
35`11" x 21`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9012283

Zoning:
R-CG

Remarks

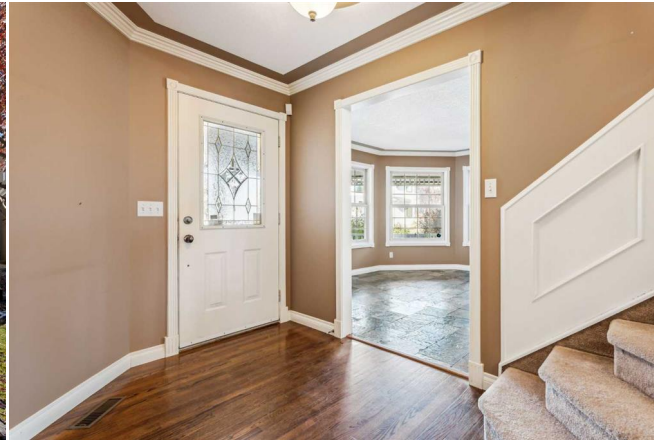
Pub Rmks:

Welcome to your dream home in the heart of Hawkwood! This remarkable 4+ bedroom estate home with a TRIPLE CAR GARAGE is the perfect fusion of elegance and comfort. With over 3800 sq. ft. of living space, this property invites you in with bright, open spaces and a layout designed for both relaxation and entertaining. Step inside and be greeted by gleaming hardwood and tiled floors, leading to a versatile living room/den, perfect for any family's needs. The formal dining room promises memorable dinner parties, while the kitchen, adorned with classic white cabinetry, opens into a cozy breakfast nook and a spacious family room with a gas fireplace. The main floor laundry adds a touch of convenience. From the main level you can access the balcony to enjoy your morning coffee in peace, or host gatherings. Upstairs, you'll find 4 generous bedrooms, including the luxurious primary suite. This retreat offers a spa-like 5-piece ensuite and an expansive walk-in closet. An additional 4-piece bathroom serves the remaining bedrooms, providing ample space for the whole family. The fully finished basement boasts a massive recreation room with another gas fireplace and built in cabinetry, and additional "den", and a 3-piece bath. With French doors opening onto a patio, the spectacular backyard becomes an extension of your living space, perfect for enjoying warm summer evenings overlooking the GREEN SPACE and DOWNTOWN VIEWS beyond. And let's not forget the attached heated triple garage with built-in storage, offering ample space for vehicles and toys. Nestled in a community that provides a fitness center, pool, park, playground, and courts, you'll find both tranquility and convenience, with shopping, schools, and restaurants just moments away.

Inclusions:
Property Listed By:

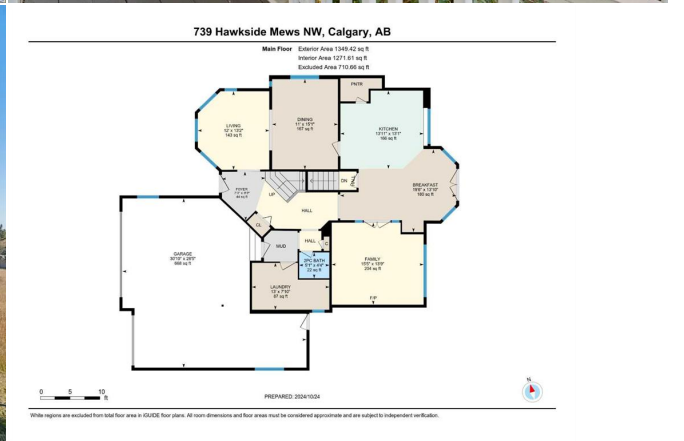
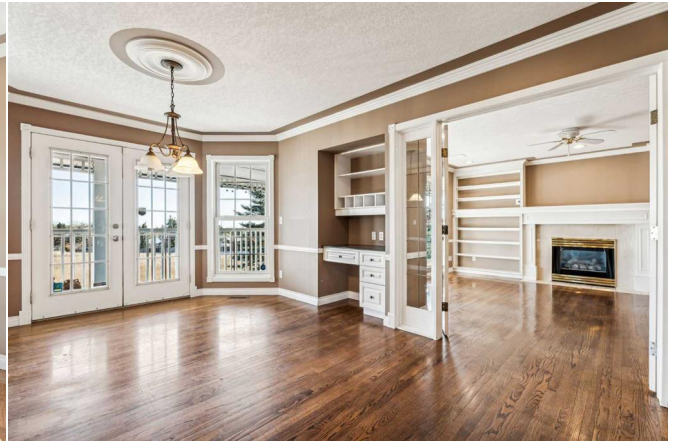
N/A
RE/MAX iRealty Innovations

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









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0 4 8
PREPARED: 2024/10/24
White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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