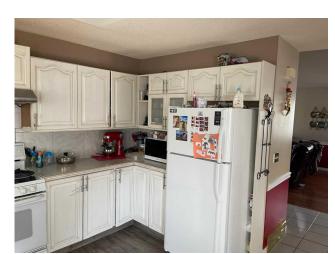


## 497 HAWKSTONE Drive, Calgary T3G 3R2

Listing A2174972 Hawkwood 10/27/24 List Price: **\$769,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: City/Town: Calgary

1990 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Residential Detached

Finished Floor Area Abv Saft: Low Sqft:

Ttl Sqft: 4,305 sqft

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,274

1,274

4 (3 1 )

3.0 (3 0)

4

4

4 Level Split

55

Access:

Lot Feat: Back Lane, Back Yard, City Lot, Landscaped

Park Feat: **Double Garage Attached** 

## **Utilities and Features**

Flooring:

Roof: **Asphalt Shingle** Construction:

Heating: **Forced Air** Concrete, Vinyl Siding

Sewer:

Ext Feat: Garden, Private Entrance, Private Yard Carpet, Concrete, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer

Int Feat: Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

**Utilities:** 

## **Room Information**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`8" x 7`11"	Kitchen	Main	12`10" x 7`0"
3pc Ensuite bath	Main	12`0" x 4`4"	4pc Bathroom	Main	12`0" x 5`1"
Bedroom	Main	11`2" x 11`2"	Bedroom	Main	11`2" x 9`9"
Bedroom - Primary	Main	15`8" x 11`1"	4pc Bathroom	Basement	5`7" x 8`7"
Bedroom	Basement	11`4" x 12`5"	Family Room	Basement	14`4" x 21`3"

Laundry Basement 5`7" x 6`2" Den Lower 15`4" x 13`10"
Game Room Lower 15`11" x 21`1" Furnace/Utility Room Lower 6`8" x 8`8"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: **9010590** 

Remarks

Pub Rmks: Welcome to this Spacious 4-Bedroom, 4-Level Split Home in a Fantastic Locati

Welcome to this Spacious 4-Bedroom, 4-Level Split Home in a Fantastic Location! This charming property offers 4 bedrooms, 2.5 bathrooms, and sits on a generous lot in a family-friendly neighborhood. The main level provides a welcoming living area, ideal for entertaining, while each level offers its own unique layout and space for all. Located just 5 minutes from the train station, this home is a commuter's dream, and its proximity to schools, parks, and a public library makes it perfect for

families. Don't miss this opportunity—schedule your private viewing today!

Inclusions: NA

Property Listed By: Real Broker

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







