



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2174972**

Area: **Hawkwood**

Listing Date: **10/27/24**

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**  
Lot Information  
Lot Sz Ar: **4,305 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,274**  
Low Sqft:  
Ttl Sqft: **1,274**

DOM

**55**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Concrete,Vinyl Siding**  
Flooring: **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

Room	Level	Dimensions	Room	Level	Dimensions
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  
Game Room

Basement  
Lower

5`7" x 6`2"  
15`11" x 21`1"

Den  
Furnace/Utility Room  
Legal/Tax/Financial

Lower  
Lower

15`4" x 13`10"  
6`8" x 8`8"

Title:  
**Fee Simple**  
Legal Desc:

**9010590**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **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:  
Property Listed By: **NA  
Real Broker**

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



