



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 HAWKSBROW Drive, Calgary T3G 3K2**

MLS®#: **A2175203**      Area: **Hawkwood**      Listing Date: **10/24/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1988**  
Lot Information  
 Lot Sz Ar: **6,942 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,271**  
 Low Sqft:  
 Ttl Sqft: **1,271**

DOM  
**4**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,City Lot,Few Trees,Lawn,Low Maintenance Landscape,Street Lighting,Rectangular Lot,Sloped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **Closet Organizers,High Ceilings,Laminate Counters,Open Floorplan,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 13`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 10`9"</b>	<b>Nook</b>	<b>Main</b>	<b>7`10" x 9`2"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`5" x 14`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 13`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`5" x 12`11"</b>
<b>Flex Space</b>	<b>Lower</b>	<b>25`2" x 8`5"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8610685**

Remarks

Pub Rmks:

**Welcome to this beautiful walk-up bungalow in the sought-after NW community of Hawkwood, Calgary, where spacious design and thoughtful layout meet modern comfort. As you step through the front door, you're greeted by a large main foyer that seamlessly flows into the lower level, offering a welcoming first impression. Ascend to the open-concept main floor, where large windows invite natural light and frame picturesque views of the expansive backyard. At the heart of this level is a well-appointed kitchen, featuring stainless steel appliances, a breakfast bar, and abundant cabinet space, making it both functional and stylish. The kitchen opens into a casual dining area that walks out onto a large deck, creating the perfect setting for indoor-outdoor living and entertaining. For more formal gatherings, a separate dining room flows effortlessly off the kitchen, offering versatility for any occasion. The living room, adjacent to the kitchen, boasts vaulted ceilings and a cozy wood-burning fireplace, where large windows flood the space with sunlight and provide beautiful backyard views, creating an inviting atmosphere perfect for relaxation or entertaining. The main floor is also home to the primary bedroom, a true retreat with high ceilings and large windows that enhance the airy, welcoming ambiance. The primary suite features a walk-in closet and a private four-piece ensuite, offering convenience and luxury. A second bedroom on the main level, complete with its own walk-in closet, is complemented by an additional four-piece bathroom, providing ample space for family or guests. The lower level of this bungalow extends the home's living space with a third bedroom, a three-piece bathroom, and a spacious bonus room that is flooded with light from large windows. This versatile area is perfect for a home office, gym, or media room, adding to the home's flexibility. The lower level also includes a dedicated laundry space for added convenience. The oversized double garage, with direct access to the lower level, offers extra storage and shelving, ensuring all your organizational needs are met. Situated on a generous rectangular lot, this property combines the beauty of nature with the convenience of suburban living. With proximity to top-rated schools, shopping centers, and other local amenities, this Hawkwood home offers the perfect blend of community, comfort, and style. Whether you're entertaining on the deck or enjoying quiet evenings by the fireplace, this property is a rare opportunity in a prime Calgary location.**

Inclusions:  
Property Listed By:

**Basement Fridge  
RE/MAX First**

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









