



THE
A-TEAM

**RE/MAX
FIRST**

215 HAWKSTONE Close, Calgary T3G 3P3

MLS®#: **A2175210**

Area: **Hawkwood**

Listing Date: **10/25/24**

List Price: **\$719,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**

Finished Floor Area

Abv Sqft: **2,155**
Low Sqft:
Ttl Sqft: **2,155**

Lot Information

Lot Sz Ar: **5,521 sqft**
Lot Shape:

DOM

57
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Jetted Tub,Kitchen Island,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`5" x 11`0"
Kitchen	Main	16`9" x 13`5"
Bedroom	Main	11`9" x 9`5"
Bedroom	Upper	10`11" x 10`5"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	13`3" x 11`0"
Family Room	Main	19`5" x 13`0"
Bedroom - Primary	Upper	13`5" x 13`8"
Bedroom	Upper	11`4" x 10`2"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9010669

Remarks

Pub Rmks:

Welcome to this charming 2 Storey Split Home in the sought-after Hawkwood community. This well-appointed home features 4 Bedrooms, 2.5 Bathrooms, and 2,155 sq. ft. of living space, perfect for a Family Home for you. | Newly Painted | New 20' x 24' Tile in Kitchen and Foyer | Sunny East Front Exposure | Brand New Quartz Countertops in the Kitchen and Bathrooms | Insulated Double Attached Garage | No Poly B | Upon entry, you'll be greeted by a soaring vaulted ceiling that reaches 15'4" and Gleaming Hardwood flooring in the Living and Dining rooms. The East-facing Living room boasts a large window that fills the space with natural light and flows seamlessly into the Dining room. The spacious Kitchen is equipped with stainless steel appliances, a center island with Quartz countertops, ample cabinet storage, and a large eating Nook with a bay window that overlooks the lovely views of the Backyard. The inviting Family room, also with hardwood flooring, features a built-in bookcase and a wood-burning fireplace. This level includes a Bedroom with a walk-in closet, which can easily serve as a home office or guest bedroom. Upstairs, you'll find three additional bedrooms, including a generously sized Master Suite that boasts a 4 pc Ensuite with a jetted tub and Quartz countertops, along with a walk-in closet with organizers. The other two Bedrooms are spacious and share a 4 piece Main Bathroom featuring Quartz counters and a linen closet. The unfinished Basement presents endless opportunities for customization. Step outside to enjoy the landscaped Backyard, which faces West for plenty of sunshine. This home also includes an insulated Double Attached Garage. Conveniently located near Hawkwood School, St. Maria Goretti, Robert Thirsk High School, Crowfoot Crossing, the Crowfoot C-train station, parks, and playgrounds.

Inclusions:
Property Listed By:

N/A
Jessica Chan Real Estate & Management Inc.

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









