



THE
A-TEAM

**RE/MAX
FIRST**

28 HAWKDALE Close, Calgary T3G 2Z9

MLS®#: **A2176996**

Area: **Hawkwood**

Listing Date: **11/02/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,834**
Low Sqft:
Ttl Sqft: **1,834**

DOM

20
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard,Forced Air**
Sewer:
Ext Feat: **Playground**

Construction: **Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 5`8"
Dining Room	Main	9`3" x 15`2"
Foyer	Main	5`10" x 7`1"
Laundry	Main	10`6" x 5`6"
4pc Bathroom	Second	5`6" x 10`11"
Balcony	Second	18`3" x 6`1"
Bedroom	Second	10`0" x 12`6"

Room	Level	Dimensions
Breakfast Nook	Main	11`0" x 8`1"
Family Room	Main	12`3" x 15`2"
Kitchen	Main	9`0" x 8`4"
Living Room	Main	12`9" x 16`0"
4pc Ensuite bath	Second	10`5" x 14`7"
Bedroom	Second	10`0" x 12`6"
Bedroom - Primary	Second	12`6" x 16`5"

**3pc Bathroom
Bedroom
Furnace/Utility Room**

**Basement
Basement
Basement**

**4`9" x 10`7"
10`6" x 11`11"
7`0" x 14`2"**

**Bedroom
Game Room**

**Basement
Basement**

**10`8" x 13`3"
19`1" x 11`6"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8811798

Zoning:
R-CG

Remarks

Pub Rmks:

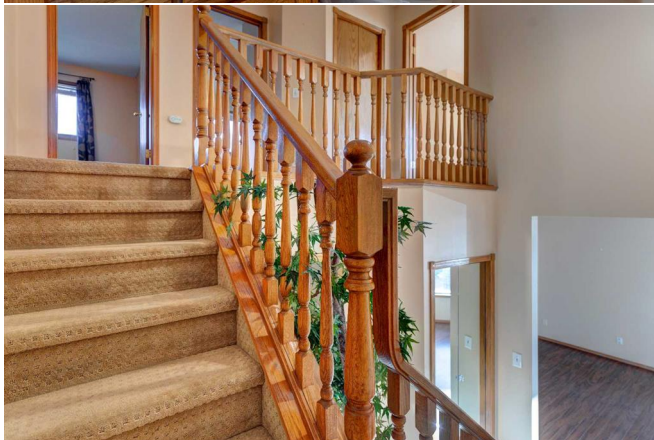
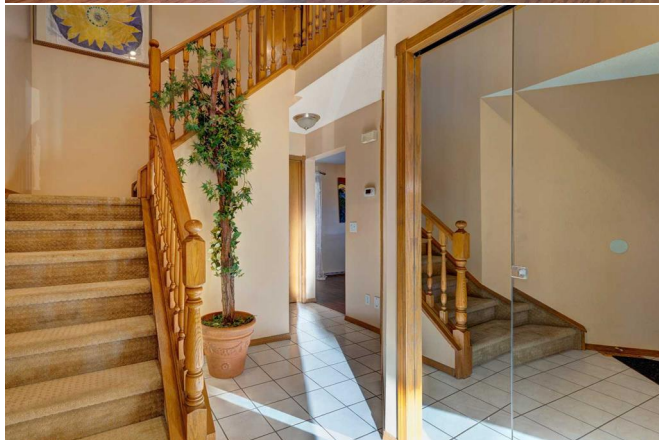
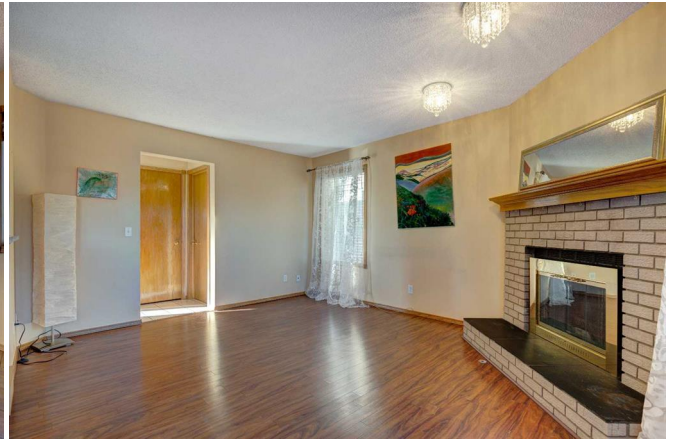
Welcome to this beautiful WALK-OUT home with a suite basement, nestled in a peaceful cul-de-sac and backing onto green space. RECENT UPGRATES include a New Roof (2013), New Furnace and Hot water tank (2019), New Air conditioning (2019), Two Renovated Balconies (2019), Updated Upstairs Carpeting, Fresh Paint, Upgraded Kitchen with Painting cabinets and a New Granite Countertops (2012), Main Floor Deck (2020), Deck Repairs with a half-fence replacement (2024). The Windows were also clad, and New Flooring was installed in 2007. This bright home features an open-concept living room with large windows that fill the space with natural light offers five spacious bedrooms, and four bathrooms. You'll appreciate the 3 decks, scenic views, oak kitchen, large primary bedroom with walk-in closet and jetted tub, and a fully fenced, beautifully landscaped large backyard that opens to the green space. Also You will enjoy the comfort of watching your children walk to school. With an insulated garage, and proximity to schools and shopping centers, this property has everything you need!

Inclusions:
Property Listed By:

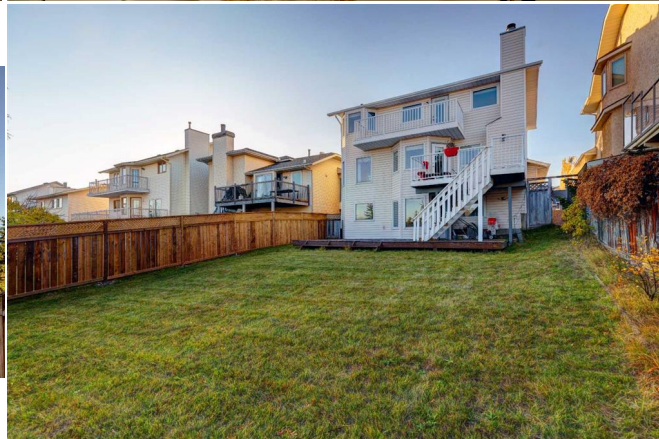
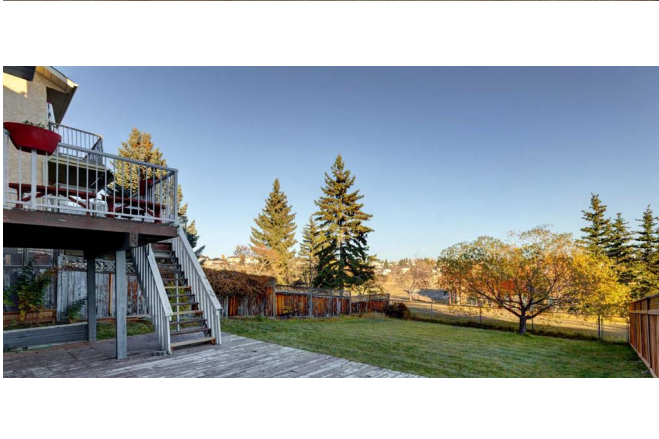
**N/A
First Place Realty**

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









28 Hawkdale Close NW, Calgary, AB

Main Floor Exterior Area 973.20 sq ft
Interior Area 100.08 sq ft
Excluded Area 445.77 sq ft



PREPARED: 2024/10/30



White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

28 Hawkdale Close NW, Calgary, AB

2nd Floor Exterior Area 261.30 sq ft
Interior Area 780.17 sq ft
Excluded Area 47.36 sq ft



PREPARED: 2024/10/30



White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

28 Hawkdale Close NW, Calgary, AB

Basement (Below Grade) Exterior Area 950.54 sq ft
Interior Area 950.76 sq ft



PREPARED: 2024/10/30



White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.