



THE A-TEAM

RE/MAX FIRST

103 HAWKTREE Close, Calgary T3G 3T3

MLS#: A2177168 Area: Hawkwood Listing Date: 11/08/24 List Price: \$775,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1992
Lot Information
Lot Sz Ar: 6,684 sqft
Lot Shape:

DOM

12
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Corner Lot, Landscaped, Rectangular Lot
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Courtyard
Construction: Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Kitchen, Living Room, etc.

4pc Bathroom  
 Bedroom  
 3pc Bathroom  
 Walk-In Closet  
 Other

Upper 8`6" x 4`11"  
 Upper 10`6" x 11`7"  
 Basement 10`2" x 5`6"  
 Basement 5`5" x 6`4"  
 Basement 14`10" x 7`7"

Bedroom  
 Game Room  
 Bedroom  
 Kitchen

Upper 12`10" x 9`0"  
 Basement 22`10" x 11`5"  
 Basement 13`4" x 10`11"  
 Basement 14`9" x 14`3"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9110462**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this lovely 4-bed, 2-storey home, boasting almost 3000 sq ft of living space. Located on a quiet cul- de- sac in the desirable, family-friendly community of Hawkwood. Upon entering this home you'll love the open floor plan and the vaulted high ceilings. This home provides large windows for a lot of sunshine. The spacious main floor offers a seamless flow featuring a bright living room with refinished original hardwood flooring in 2015, a beautiful brick dual sided gas fireplace. Formal dining room with an inviting bay window perfect for entertaining family and friends. Open to a newly renovated kitchen boasting granite countertops, island, stainless steel appliances, tile flooring, an oversized pantry and plenty of cabinet space. Adjacent to a nook area ideal for your morning coffee. Out the sliding door and on to the sunny private backyard where you will enjoy quiet evenings around the fire pit. Up the stairs to the second floor featuring a spacious master bedroom with a big size walk-in closet, a well-lit 5-piece ensuite, the skylight gives it added brightness, a jetted tub to wind down after a long work day. Two additional good-sized bedrooms and another 4-piece bath, making this the perfect family home for you. The basement is an illegal basement suite with large windows for added brightness, it also offers a fourth bedroom, a 3-piece bath, a kitchen, a huge rec room, and plenty of storage. This great home has a big southwest-facing backyard, a very spacious double attached garage. In the last 2 months this home has gone through a paint job through out and all toilet bowls were changed. Close to many amenities, shopping, restaurants, schools and transportation. This home is a must to see. Don't miss out on this opportunity to get into this great home in this family-oriented neighborhood.**

Inclusions: **none**  
 Property Listed By: **URBAN-REALTY.ca**

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











